The background of the cover is a photograph of a large red barn with a blue roof and a small cupola on top. The barn has "JEROME VILLAGE" written on its side. In the foreground, there is a pond with tall reeds and grasses, and the barn is reflected in the water. The sky is blue with some clouds.

  
**JEROME  
VILLAGE**  
Property Code

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This document is subject to change at any time and without notice.

Version 12.16.25



## **Part 1: Introduction**

### **A. Project Description**

Jerome Village is located off I-270 and Route 33 in Jerome Township and Union County, within the Dublin City and Fairbanks Local School District. It incorporates 1,900 acres of scenic land with over 700 acres, or 40%, of land reserved for Parks, meadowland, woodlands and greenspace.

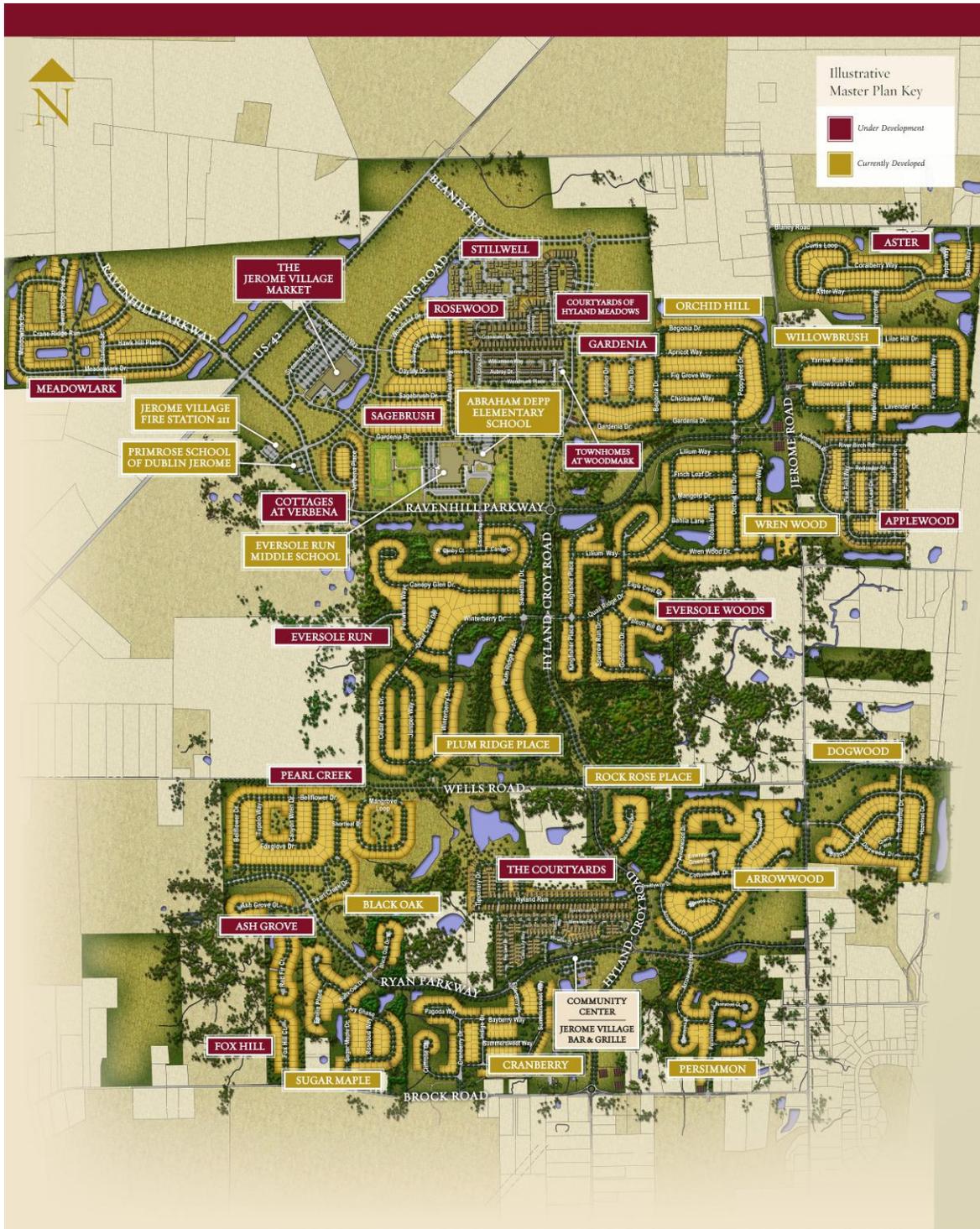
Jerome Village spans over 3 miles, with 20+ distinct Neighborhoods and 16 of Central Ohio's best builders. The community includes a walking and nature trail system connecting all Neighborhoods to the surrounding amenities including Glacier Ridge Metro Park, the Jerome Village Community Center and the Dublin City Schools.

As a master-planned community, Jerome Village includes a blend of residential, commercial, retail, and recreational spaces.

Jerome Village is a traditional Neighborhood with distinctive housing. The architecture of homes is rural and traditional in character, featuring examples that emphasize the natural charm and history of the area.

Jerome Village meets the growing need for housing in the Dublin area, providing a mix of housing options for a variety of income levels. Jerome Village provides housing options for the thousands of jobs available from businesses within the area.

## B. Master Plan



# JEROME VILLAGE

JEROMEVILLAGE.COM  



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## **C. Development Standards**

### **1. Roadway Network**

#### **a. Internal Streets**

Streets and alleys shall terminate wherever possible into other streets within the Neighborhood and connect to existing and projected streets outside the development. Vehicle turnarounds of various configurations are acceptable if emergency access is adequately provided. Minimum 4' sidewalks shall be required within all sub-areas wherever bike paths or nature trails are not present.

#### **b. Greenways**

The development of Greenways that connect active and passive Parks, schools, Neighborhoods, and commuter destinations shall be included throughout the development. All sub-area developments shall have either a Greenway or a connection to the Greenway. Trail systems may consist of two different types. Bike paths consist of an 8' to 10' asphalt path. Nature trails, at least 4' wide, consist of crushed limestone, hard bark mulch or boardwalks. Final path type and location is determined by the Design Review Board (DRB).



#### **c. Utility Easements**

Easements shall be sized in accordance with the Union County and City of Marysville standard specifications and construction details.

#### **d. Drainage Easements**

Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be a storm water Easement or Right-of-Way conforming with the watercourse. Lakes, ponds, watercourses, and the land immediately adjacent thereto shall be considered for maintenance by the Jerome Village Community Development Authority or Union County only if sufficient land is dedicated as a public recreation area or Park or if such area constitutes a necessary part of the drainage control system. Easements shall be sized in accordance with the County's standard specifications and construction details.

### **2. Stormwater Management**

The Jerome Village stormwater management practices include a variety of techniques.

Conservation Design concentrates development in clustered areas and leaves a large amount of land in its natural state, thus reducing stormwater runoff.

Low Impact Design and Development limits impervious impacts, maximizing flow lengths and infiltration, and increases water quality filtration. Stormwater Ecosystems will be used and will consist of a series of bio-swales, channels, wetlands and multiple detention basins. These ecosystem stormwater management practices will add habitat diversity and nature trail integration.

### a. Stormwater Management Goal and Intent

Minimize and/or eliminate the adverse environmental impacts created by development on the watershed and downstream conveyance systems. Stormwater will be directed and absorbed into the landscape through use of an extensive system of bio-swales, wetlands, retention ponds, and detention ponds.

### b. Objectives

Mitigate stormwater impacts such as:

- Increased peak flow and frequency.
- Increased surface runoff volume and decreased infiltration
- Loss of habitats and green space

Incorporate Conservation Design principles such as:

- Open Space conservation and linkages
- Preservation of natural resources
- Setbacks from use of natural drainage ways



Incorporate Low Impact Development techniques such as:

- Maximize flow length and time over vegetation to maximize infiltration and minimize piping requirements.
- Minimize flow velocities throughout the watershed to increase the time of concentration.
- Provide natural water quality filtration and controlled flood storage throughout the site.
- Disconnect impervious surface runoff from storm drain inlets and pipes.
- Combine stormwater management techniques for a comprehensive stormwater ecosystem that will best manage water quantity and quality.
- Use of natural surface drainage paths and open vegetated swales, bio-swales, channels and basins
- Divert low flow runoff through first flush treatment water quality wetland basins.
- Use extended detention basins with sediment inlets, natural channel design, low flow streams with bank full height floodplains and widths in wetland systems, and clog resistant outlet structures.

### c. Low Impact Design

Low impact site design and stormwater planning techniques are used and consist of a series of bio-swales, channels, wetlands and multiple detention basins. Techniques that are used in Low Impact Design are: minimize curbs and paved swales; minimize pipes and catch basins (CB); use grass swales, bio-swales and wetlands; flatten slopes and widen drainage paths; disconnect impervious areas, CB's in lawn; use multiple basins for quality and quantity; use green roofs and permeable paving; and maximize flow lengths.

Low Impact Design strategies fall under the two broad categories of practices and site design. The most common concepts are summarized below:

**Practices:** Basic LID strategy for handling runoff is to:

- 1) reduce the volume of runoff
- 2) decentralize flows

This is usually best accomplished by creating a series of smaller retention/detention areas that allow localized

filtration rather than carrying runoff to a remote collection area. For the practices noted below, special attention should be paid to the composition of existing soils, as well as new soils or amended soils used, and underlying topography. Common methods include:

- Bio-retention cells which typically consist of grass buffers, sand beds, a ponding area for excess runoff storage, organic layers, planting soil and vegetation. Their purpose is to provide a storage area, away from buildings and roadways, where storm water collects and filters into the soil. Permanent ponds can be incorporated into the cell design as landscaping features. Temporary storage areas without ponds may be called detention cells. Bio-retention areas have also been called rain gardens since they are typically landscaped with native plants and grasses, selected according to their moisture requirements and ability to tolerate pollutants. Annual maintenance of bio-retention cells must be planned in order to replace mulching materials, remove accumulated silt, or revitalize soils as required.
- Grass swales which function as alternatives to curb and gutter systems, usually along residential streets or highways. They are grasses or other vegetation to reduce runoff velocity and allow filtration, while high volume flows are channeled away safely. Features like plantings and check dams may be incorporated to further reduce water velocity and encourage filtration.
- Disconnected impervious areas that direct water flows collected from structures, Driveways, or street sections, into separate localized detention cells instead of combining it in drainpipes with other runoff. Disconnecting the flow limits the velocity and overall amount of conveyed water that must be handled by end-of-pipe facilities.
- Cistern collection systems can be designed to store rainwater for dry-period irrigation, rather than channeling it to streams. Smaller tanks that collect residential roof drainage are often called “rain barrels” and may be installed by individual Homeowners. Some collection systems are designed to be installed directly under permeable pavement areas, allowing maximum water storage capacity while eliminating the need for gravel beds. Other innovative systems incorporate graywater collection for additional water conservation.



**Site Design:** Decreasing impervious surfaces can be a simple strategy to avoid problems from stormwater runoff and water table depletion, by reducing surfaces that prevent natural filtration. Methods may include: Reducing roadway surfaces can retain more permeable land area. In some cases, planners have reduced pavement needs by up to 40% by using longer, undulating roads that create more available lot Frontage,

instead of wide shorter streets and more intersections. Other options may include shared Driveways, “flag” lots with reduced street Frontage, landscaped detention islands within cul-de-sacs, or alternate designs for turn-around areas.

Permeable pavement surfaces can be constructed from a variety of materials, including traditional asphalt and concrete, gravel or pavers. Permeable roadway or parking areas allow water to flow through, replenishing soil areas directly beneath. However, the sub-base underneath permeable pavements must be engineered to accommodate temporary water storage and filtration. In many cases, permeable surfaces can reduce or eliminate the need for traditional stormwater structures.

### 3. Parks, Open Space and Greenway (Trail) System

#### a. Goal

Create Parks, Open Space, and a trail system that provides a range of recreational opportunities and enhances the overall image and appearance of Jerome Village. The Open Space elements are linked to the Glacier Ridge Metro Park to create a regional Greenway system.

#### b. Objectives

- Create Open Spaces within the Neighborhood that serve as a community gathering space for residents.
- Preserve and maintain the existing unique natural features on the site.
- Conserve Open Space, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains and wetlands, by setting them aside for stormwater development.
- Extend regional Greenway trails throughout Jerome Village and provide local trail connections to Neighborhoods, Parks and other amenities.
- Reduce erosion and sedimentation by preserving existing vegetation and prohibiting development on steep slopes.
- Allow for drainage, access and utility Easements where necessary.
- Create Neighborhoods with direct visual access to Open Space, amenities in the form of Neighborhood Open Space and a strong Neighborhood identity.
- Create buffers to separate users and screen high traffic areas.



### c. Common Open Space and Parkland



Jerome Village is intertwined with an extensive Open Space network. The Open Space will be comprised of bio-swale corridors and preserves. The allocation of Open Space throughout the community establishes an underlying fabric that connects Neighborhoods and their sub-areas together with one another and creates a corridor to Glacier Ridge Metro Park. The area's rural integrity is preserved by limiting development to only certain areas of the project. The Open Spaces help to preserve unique features of Jerome Village while creating opportunities for user recreation. Jerome Village

maintains approximately 40% of its gross acreage in Open Space. All Neighborhoods will be connected into the Open Space trail network. All the Parks and the community Open Space will be owned and maintained by the Community Development Authority or Homeowner's Association and subject to design approval by the DRB. The following is a description of the different kinds of Open Space planned for Jerome Village:

- **Open Space / Preservation** - Jerome Village includes Open Space that will serve as a means of preservation of local vegetation and wildlife habitat. Preservation areas will include natural drainageways and creeks, ponds, forest and woods, grassland, wetland, areas of particularly unique topographic features, or other unique opportunities. Hunting is not allowed in any area of Jerome Village. Surrounding Neighborhoods are encouraged to take advantage of extended views into the preservation areas. Location, layout, connections, and design of the preservation areas will be evaluated by the DRB.
- **Reserves (platted Open Space)** shall include utilities Easements, stormwater Easements, Setbacks from existing roads, pedestrian and bike paths, boardwalks, or an appropriate combination thereof. The network of paths and trails that connect to sidewalks and other circulation networks of adjoining Neighborhoods, their sub-areas, and streets where appropriate. Open Space may be comprised of open lawn, wooded preserve, wetland, or stormwater management.
- **Community Parks/Facilities** - Community Parks will be provided for the common use of all of Jerome Village and Jerome Township residents. Community Parks are intended to be used for active recreation and provide large-use facilities and amenities that seek to serve the entire community. Community Parks shall be designed to accommodate ADA standards at each type of facility (public restrooms, parking and Pedestrian Pathways).
- **Neighborhood Parks** are included as an amenity to many of the sub-areas within Jerome Village. Program elements for the Neighborhood Parks may include street trees, benches, sidewalks and/or bike paths, and planting beds. Amenities are designed within an appropriate scale to each individual Park.

## 4. Jerome Village Public Uses

### a. Public Building/Facilities

Located at the intersection of Ryan Parkway and Hyland-Croy, the Jerome Village Community Center boasts a vintage-barn exterior design with a swimming pool, restaurant and fitness center. The Community Center is within walking distance of many of the Neighborhoods and is a place for family, friends and neighbors to share life and create lasting memories. As Jerome Village grows new public buildings and facilities may be added to fit the needs of the community.

### b. Schools

Jerome Village set aside approximately 56 acres for the Dublin City School District. The first parcel, a 42-acre site donated by Jerome Village, is located at the intersection of Hyland-Croy and Ravenhill Parkway. The Abraham Depp Elementary School and Eversole Run Middle School are now open.

## 5. General Lighting, Signage and Furniture Standards

### a. Site Lighting Standards

Lighting shall be designed as an aesthetic feature and provide continuity within all Jerome Village Neighborhoods.

- External lighting within all sub-areas shall be full cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
- All types of parking, pedestrian and other lighting shall be on poles or wall mounted full cut-off type fixtures and shall be from the same type and style as defined in the Development Standards Lighting Manual and approved by the DRB.
- All lighting shall be uniform in color.

### b. Site Signage Standards

- Only Jerome Village identity signage at the main entry points in Jerome Village is permitted.
- Identity signage into each sub-area/pod is not permitted.
- Individual developer marketing signage is not permitted within 1,000 feet of the development. Marketing signage by individual developers will be subject to approval by the Master Developer.
- Traffic Control Signs (subject to County Engineer Approval) are located and sized per the County Engineer. Poles, extension arms, and bases shall be historic in character and match the design quality of streetlights within the Neighborhood. Where possible, a single pole and extension arm shall be utilized from one corner of the intersection to be signaled and be designed to carry two four-way signal lights.



### c. Common Area Site Furniture Standards

- Furnishings shall be metal, pressure treated wood, or an appropriate combination thereof, primed and painted or similar treatment, flat black.
- Furnishings shall be reviewed and approved by the DRB.

## **D. Definitions**

Certain terms in the Property Code are used in very specific ways, often excluding some of the meanings of common usage.

**Air Vac System:** Sewer collection system that is being deployed in the southern portion of Jerome Village that collects and routes waste from the homes to the regional pump station.

**Accessory Structures:** A structure which is on the same parcel of property as a Principal Building and the use of which is incidental to the use of the Principal Building. Examples may include garages, pool houses, or covered decks and patios.

**Approved Architectural Styles:** Eleven styles have been chosen based on turn of the century pre-war traditional examples with regional historic influences. One of the styles must be selected for each home within Jerome Village. Please refer to the Architectural Pattern Book for additional details.

**Approved Home Builder:** Home Builder approved by the Master Developer and in good standing relative to meeting the Design Document guidelines and following the policies and procedures during construction, as required by the Master Developer.

**Architectural Pattern Book:** A document that provides a framework in which architects and builders can create site specific architecture using established, consistent design principles in order to develop a cohesive community environment.

**Awning:** A hood or cover that projects from the wall of a building intended only for shelter or ornamentation.

“Fixed Awning” an Awning constructed with a rigid frame which cannot be retracted, folded or collapsed.

“Retractable Awning” an Awning, which can be retracted, folded, or collapsed against the face of the supporting building.

**Balcony:** A kind of platform projecting from the wall of a building, supported by columns or console brackets and enclosed with a balustrade. The traditional Maltese Balcony is a wooden closed Balcony projecting from a wall. Alternatively, it does not protrude out of the building, but is an open part of an upper floor, with a balustrade only at the front, and walls on the sides. Usually a door provides access to a Balcony.

**Build-to-Line:** The Front Yard Setback is the build-to- line. At least fifty percent of the front elevation must be built at the build-to line.

**Buildable Area:** The remaining area of a lot once the Rear Yard, Side Yard, Front Yard Setbacks and all Easements are established.

**Building Addition:** A part added to a building either by being built to form one architectural whole with it or by being joined with it in some way, as with a passage, and so that one is a necessary adjunct or appurtenance of the other or so that both constitute the same building.

**Building Envelope:** Is comprised of the outer elements of a building – foundations, walls, roof, windows, doors and floors.

**Building Frontage:** See Frontage.

**Building Orientation:** The practice of facing a building to maximize certain aspects of its surroundings, such as street appeal, to capture a scenic view, or for drainage considerations.

**Building Rear:** The wall or plane opposite the Primary Structure Frontage. For a building on a corner lot, the Building Rear is the wall or plane opposite the wall or plane containing the principal building entrance.

**Building Square Footage:** The measured floor area of a structure that is enclosed and conditioned (heated and cooled). Square footage calculations shall include all floor levels. Basements without walk-out access, garages, and attics are excluded from the Building Square Footage.

**Community Development Authority (CDA):** a governmental unit that was created to provide a mechanism and system of governance for funding, ownership and maintenance of certain infrastructure improvements required for Jerome Village (such as roads, streets, community center(s), sanitary sewers and waterlines) and certain amenities such as Parks, Open Spaces and community facilities.

**Common Lot Lines:** Adjoining lot lines to two or more separate parcels.

**Design Documents:** The Jerome Village Property Code, Architectural Pattern Book, and any Appendices associated.

**Design Review Board (DRB):** The Design Review Board is a three-member body which reviews and must approve building designs, landscaping, site plans and all exterior modifications to ensure compliance with the Design Documents.

**Driveway:** Any access corridor leading from a public Right-of-Way to a parking lot, aisle, parking circulation area, garage, and off-street parking space or loading space.

**Easement:** A grant of property by a property owner to the use of land by the public, a government entity, a corporation, or persons for specific purposes as the construction of utilities, drainage ways, roadways, or public parking.

**Fenestration:** An architectural term referring to the arrangement of windows in a wall. From the Latin word, "fenestra," meaning window.

**Four-Sided Design:** Using the same materials on all four sides of a structure and/or lot, so that the design is uninterrupted, and all the parts are perceived as a unified whole from any vantage point. The application of architecture and landscaping shall be considered in Four-Sided Design.

**Frontage:** The front of a building or lot adjacent to a street. Corner lots have "Frontage" on more than one street, and the DRB shall designate one Frontage as "Primary," and any others as "Secondary."

**Frontage, Primary:** Frontage on which the building's Primary Facade is intended to face and containing the Principle Building entrance.

**Frontage, Secondary:** Frontage on which a building's side elevation may face. Requires architectural treatment consistent with the Primary Frontage.

**Front Yard:** The area of the lot between a street and a building facade or elevation that is maintained and clear of permanent structures. See Appendix A.

**Greenway:** A natural corridor typically consisting of a waterway bio-swale, community features and/or adjacent land for the enjoyment of all residents.

**Home Builder:** Company whose primary business is the construction of homes.

**Homeowner:** A person or entity, other than the Master Developer, who owns a home within Jerome Village.

**Homeowner's Association:** See Residential Property Owner's Association.

**Lot Owner:** A person or entity, other than the Master Developer, that owns a lot in Jerome Village.

**Low Impact Design (LID):** stormwater planning techniques that duplicate the pre-development hydraulic functions of water infiltration and attenuation, consisting of a series of bio-swales, channels, wetlands and multiple detention basins.

**Master Association:** Jerome Village Master Property Owners Association being the legal entity (and its successors and assignees) formed for the purpose of enforcing the provisions of the master declaration and bylaws.

**Master Developer:** Jerome Village Company, LLC., an Ohio limited liability company.

**Maximum Garage Frontage:** Maximum linear footage of total continuous garage(s) along the building's Primary Facade. This includes all garages setback from the main facade of the house up to 8'.

**Model Home:** A representative house built and shown by Builders to be shown to prospective buyers.

**Neighborhood:** An area within Jerome Village which certain uniform regulations and requirements or combinations thereof, apply in accordance with the Design Documents.

**Open Space:** An area of land open to everyone or residents of Jerome Village and relative associations and may be active, passive or a combination of active and passive use.

**Open Space Reserve:** Open space areas platted within the preliminary plat. These areas contain special Setbacks, habitats, or environmentally sensitive areas and/or scenic overlooks.

**Overlay:** Additional classifications or regulations on an area.

**Park:** A piece of ground, usually with grass or woodland, set aside for public or recreational use. These Parks are established by the Master Developer and are intended to be used by all Jerome Township residents.

**Pedestrian Pathway:** A pathway suitable for a pedestrian but not a bicycle or motorized vehicle.

**Porch:** A roofed platform projecting from a building at an entrance and is separated from the building by the walls of the building, and is partially supported by piers, posts or columns. A Porch may be open, enclosed or partially enclosed.

**Primary Facade:** The exterior face of a building which is the architectural front that faces a primary street, sometimes distinguished from the other faces by elaboration of architectural or ornamental details. The Primary Façade typically makes up at least 50% of the Primary Structure Frontage.

**Primary Structure Frontage:** Total linear footage along the building's Primary Facade of main building massing not including garage massing. If the massing of the garage or if the second story massing of the garage is incorporated into the main primary massing, the linear footage of this massing is included.

**Principle Building:** A building in which the principle use of the property is conducted. All parcels containing at least one building shall be deemed to have a Principle Building. A parcel may contain more than one Principle Building.

**Prominent View:** Significant line-of-sight or vista in to and out of a lot respective to an Open Space, or any street or pedestrian path. Any lot with a Prominent View will be reviewed on a case-by-case basis and held to a higher standard.

**Prominent View Lot:** A lot with a Prominent View will be reviewed on a case-by-case basis and held to a higher standard.

**Property Code:** This document that provides a framework for the development of the site and standards for the location of structures, building architecture, streetscape and an architectural review process.

**Property Line:** Boundary line between two properties.

**Public Space:** Open to everyone, and typically frequented by large numbers of people.

**Public Way:** An alley, boulevard, bridge, channel, ditch, Easement, expressway, freeway, highway, lane, parkway, Right-of-Way, road, sidewalk, street, subway, tunnel, viaduct, walk or other means in which a public entity has a proprietary right.

**Rear Yard:** The area of the lot between a rear Property Line and a building or Accessory Structure. See Appendix A.

**Reconstruction:** The replacement or rebuilding of a building, premises or structure.

**Residential Property Owners Association (RPO):** Jerome Village Residential Property Owners Association being the legal entity (and its successors and assignees) formed for the purpose of enforcing the provisions of the master declaration and bylaws.

**Right-of-Way (ROW):** A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utility or facility.

**Setback:** The distance between a lot line or right-of-way line and a building, structure, defined outdoor area serving as the primary activity, parking lot, or vehicular circulation area. No building or parts thereof shall project beyond this line except as otherwise provided.

**Setback, Front:** required distance between the front lot line and the principal building or Accessory Structure.

**Setback, Side:** required distance between side lot line and principal building or Accessory Structure.

**Setback, Rear:** required distance between rear lot line and principal building or Accessory Structure.

**Side Yard:** The area of the lot between a side Property Line and a building facade or elevation, that is maintained clear of permanent structures. See Appendix A.

**Sight Triangle:** The triangular area formed by a diagonal line connecting two points located on intersecting street right of way lines (or right of way line and the curb or edge of Driveway).

**Standard Lot:** A lot that abuts adjoining lots or lots outside of Jerome Village, or non-Prominent View Lots.

**Story and Half Story:** "Story" - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost Story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. When the ceiling of the lower Story of a building can be used for any purpose except service equipment pertaining to the building such lower and or attic Story shall be a Story for the purpose of this Zoning Code. The first-floor level shall mean the floor level at or nearest the grade level at the principal entrance.

"Half Story": A Story under a gable, hip or gambrel roof, the wall plates of at least two of the exterior walls being not more than three 3' above the floor of such Story.

**Stoop:** The front step of a Porch or front entry into a residence may encroach into a building line from the building.

**Street Wall:** A wall or portion of a wall of a building facing a street.

**Sub-Associations:** Beneath the Master Association with separate covenants, bylaws and fees.

**Thoroughfare:** A street which serves as an arterial street within and between the various areas of the city and its environs.

**Total Building Frontage:** Total linear footage along the building's primary facade of main building massing including garage massing.

**Walkout Basement:** Lower level of the home placed on a slope so that part of the level is at or above ground with a doorway to the outside.

## Part 2: Design Review Objectives and Process



### A. Property Code Intent

The intent for Jerome Village is to create a community that maintains a small-town character, protects scenic and natural resources, provides for ample public facilities, and develops in an orderly and consistent manner.

To help accomplish this goal, the development is broken down into a series of Neighborhoods with a mixture of housing styles: the first phase is the Glacier Park Neighborhood (GPN), the second phase is the Eversole Run Neighborhood (ERN), and the third is the Village Neighborhood (VN).

The Jerome Village Property Code establishes a standard of excellence that meets and exceeds the expectations of Jerome Township. The purpose of this document is to provide a framework for the development of the site that will protect the rural agricultural heritage of the area. Through the creation of standards for the location of structures, building architecture, streetscape and an architectural review process, the development reflects the nature of a well-planned community. The design, location and appearance of Jerome Village establishes a benchmark for quality that serves the economy, community, and environment.

The principles for the Jerome Village Property Code are:

- Preserve natural features and Open Space and utilize them as the underlying framework that guides the development.
- Provide a mixture of housing types to creates living opportunities for individuals and families of various stages and income levels.
- Base Architectural Styles on turn of the century pre-war traditional examples with regional historic

influences.

- Integrate and link the places where people live, work, shop, and enjoy their leisure time by improving accessibility to public facilities and Open Space.
- Provide flexibility to allow creative development while ensuring a framework for high quality architecture, landscape and development standards.
- Use Low Impact Design stormwater drainage techniques that are sensitive to the environment. Protect existing drainage corridors, wooded areas and other natural features.
- Provide a sustainable residential development pattern for future generations using quality design and building materials that will stand the test of time.

## **B. The Design Review Board**

### **1. Purpose of the Design Review Board**

The role of the DRB has been established to administer an Architectural Review procedure for the development of properties within Jerome Village. A three (3) member board serves with the responsibility to review proposed plans for compliance with the Jerome Village Property Code and to provide design guidance when necessary.

Review and approval will be based on standards set forth in this Property Code. Plans will be reviewed not only for the quality of the specific proposal, but also for the development's effect and impact on adjacent owners, lessees or tenants in Jerome Village. Evaluation will be made of spatial relationships among and between buildings and other surrounding elements as well as the extent to which the proposed development accomplishes the principles set forth in the Design Purpose and Intent for the Property and Architectural Design Code for Jerome Village.

The DRB's interest in reviewing the above items is to assure that a high standard of compatible development is consistently achieved. When questions of judgment or interpretation arise, the decision of the DRB is final. All issues not covered specifically by the Property Code will be resolved by the DRB on a case-by-case basis.

In order to meet special unforeseen situations, it may be desirable from time to time for the DRB to allow variances of certain requirements of the Property Code. Any variances granted of the Property Code shall be made in the welfare of the overall development in mind and shall not be considered as precedent setting. Any variance granted by the DRB shall not be construed to be a variance of any applicable zoning use provision or development standard, or any other regulation of any Federal, State or local regulatory agency having jurisdiction over any aspect of development within Jerome Village.

### **2. Federal, State, and Local Ordinances**

All applicable requirements of federal, state and local governments, statutes, laws, ordinances, codes and regulations (code requirements) must be complied with in the development of each parcel. Each owner must verify such code requirements, and neither the DRB nor its designate shall have responsibility to ensure compliance with code requirements. Approval of designs or construction by the DRB is required by letter before submitting plans to the applicable authority. Approval by the DRB does not relieve or supersede approval requirements of other authorities having jurisdiction. Where code requirements overlap or appear to conflict with the requirements of this Property Code, the more stringent provisions shall govern.

### 3. Types of Design Reviews

There are five types of design reviews within Jerome Village regarding single-family homes. Approved Home Builders and Lot Owners are highly encouraged to review each type of design review, as well as the Design Documents. The five types are summarized below:

- **Individual Home and Landscape Review** - The design review process requires that all Approved Home Builders submit each individual home and landscape plan to the DRB for approval. This review will be an all-encompassing review of the Architectural Style of the proposed home, elevations, floor plans, plot plan, and landscape plans, color and material lists including manufacturers for exterior products, as well as the home's compliance with size, Setbacks and diversity patterns. This review usually takes two weeks to conduct and will result in either required changes or the approval of the plans. The fee for this service is indicated on the New Home Application.
- **Portfolio Home Review** - To speed the review process for individual homes of an Approved Home Builder, Jerome Village can pre-approve (from an architectural standpoint) a portfolio of homes that can be marketed and constructed in the community. To receive pre-approval, a portfolio of home elevations and plans can be submitted to the DRB for review. The DRB will provide feedback to the Home Builder regarding the architectural elements of the homes, elevations and overall compliance of the design with the Design Documents. In addition, colors, material lists, manufacturers and general landscape guidelines can be submitted for pre-approval. Comments will be provided, and designs can be altered and revised until pre-approval is reached. The timing of this review may vary based on the number of plans submitted and changes required. The pre-approval of designs and materials does not constitute a waiver of an individual home review but is intended to speed the process. Fees may apply.
- **Conceptual Review** - Jerome Village can complete a review on the front elevation of a home that a buyer is interested in building to prevent misunderstandings regarding Design Document requirements. Additional information, such as square footage and floor plans are encouraged, but not required. Comments will be sent back regarding any changes in a timely manner. Fees may apply.
- **Modifications to Existing Homes or Changes to Prior Approved Plans** - Any changes to the exterior of an existing home or changes to previously approved plans need to be reviewed by the DRB and written approval granted. These changes include, but are not limited to, changes in exterior color or finish, additions (patios, decks, fences, walls, etc.) or other modifications during construction. Fees may apply.
- **Exterior Improvements** - Any changes to the exterior of the home need to be approved by the DRB. These changes would include, but are not limited to, the addition or removal of trees, the addition of fencing, pools, patios, decks, Driveway features or other landscape improvements made to the lot. This also includes recreational equipment installed by Lot Owners. DRB approval is required prior to starting these improvements. The planting of annual flowers is considered routine maintenance and does not require DRB approval. Fees may apply.

## 4. How to Submit for Design Approval

Follow the steps as outlined in the Procedure Chart below.

For all construction, signed plan approval by the DRB, followed by approval by the Township and County is required prior to undertaking of any site improvements, including landscaping. Review of site improvements, construction, or installations of structures must also be coordinated with all other applicable Federal, State, and local regulatory agencies.

### Design Review Procedure Chart

<p><u>Step One</u></p>	<p style="text-align: center;"><b>Architecture Design Requirements</b></p> <ul style="list-style-type: none"> <li>• Select 1 of 11 Architectural styles as defined by the Pattern Book.</li> <li>• The design must follow architectural requirements in the Design Documents for the selected styles.</li> </ul>
<p><u>Step Two</u></p>	<p style="text-align: center;"><b>Lot Design Requirements</b></p> <ul style="list-style-type: none"> <li>• Determine Lot Size.</li> <li>• Determine if lot is a Standard Lot or Prominent View Lot.</li> <li>• Follow requirements for all design standards.</li> </ul>
<p><u>Step Three</u></p>	<p style="text-align: center;"><b>Landscape Design Requirements</b></p> <ul style="list-style-type: none"> <li>• Landscape design standards must meet requirements per matrix and diagrams.</li> <li>• Rear yard requirements must meet provided standards.</li> </ul>
<p><u>Step Four</u></p>	<p style="text-align: center;"><b>Miscellaneous Requirements</b></p> <ul style="list-style-type: none"> <li>• Review miscellaneous site development standards to see that all miscellaneous requirements are met including lighting and signage.</li> </ul>
<p><u>Step Five</u></p>	<p style="text-align: center;"><b>Submittal Requirements</b></p> <ul style="list-style-type: none"> <li>• Fill out the New Home Application and submit to the DRB with the following documents included:             <ul style="list-style-type: none"> <li>• Plot Plan</li> <li>• Elevations and Floor Plans</li> <li>• Exterior Materials and Color Selections</li> <li>• Exterior Lighting Fixtures</li> <li>• Landscape Plan</li> </ul> </li> <li>• Send check for appropriate fee to Jerome Village DRB.</li> </ul>

## Part 3: Design Standards

The purpose of the Jerome Village design standards is to develop Neighborhoods that meet high quality standards in both building materials and design. The DRB approves all home plans within the standards outlined below. Lot development, Building Orientation, building and garage Setbacks, Architectural Style, color, and landscaping are among the items considered by the DRB for approval in order to maintain the integrity and characteristics of Jerome Village. Home plans will be evaluated for appropriateness in a particular Neighborhood as well as to ensure the design standards of the entire community are met.

\*Specific Neighborhoods may have a variance to these standards. If a variance is not explicitly noted for a specific Neighborhood, all requirements detailed in this Property Code apply.

### A. Residential Lot Development Standards

#### 1. Residential Lot Development Matrix

		Lot Size <sup>1</sup> (Minimum Depth - 120')				
		50'-64'	65'-79'	80'-89'	90'-99'	100'+
Frontage	Min. Total Building Frontage	50% of lot width				
	Setbacks					
Setbacks	Front Setback <sup>2</sup>	20'/25'	25'	25'	25'	25'
	Side Setback <sup>3</sup>	5'	5'	6'	8'	10'
	Rear Setback	30'				
Square Footage	Ranch Min.	1,500 sq. ft.	1,800 sq. ft.	2,000 sq. ft.	2,500 sq. ft.	3,000 sq. ft.
	Ranch Max.	3,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	Subj. to Setbacks
	2-3 Story Min.	1,800 sq. ft.	2,100 sq. ft.	2,300 sq. ft.	2,800 sq. ft.	3,000 sq. ft.
	2-3 Story Max.	3,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	Subj. to Setbacks
Garage and Porch Standards	Max. Garage Frontage	Not to exceed Primary Structure Frontage				
	Max. Garage Door Width	16'				
	Cars Min/Max	2/2	2/3	2/3	2/3	2/4
	Front Setback	See Garage Setback Standards				
	Side Driveway Setback	2'				
	Rear Driveway Setback	30'				
	Minimum Porch Depth	6'				

<sup>1</sup> Lot size determined by Neighborhood area report.

<sup>2</sup> The front Setback Building Line shall be as identified on the approved plat. Corner Lots apply front Setback lines to both street Frontages. Homes shall be placed behind and within 5' of the Building Line.

<sup>3</sup> Side Setbacks are required to be approximately equal excluding Easements.

#### Additional Requirements:

- The maximum lot coverage ratio shall be no greater than 40%. Drives, walkways, swimming pools, decks and patios (with or without a roof) shall not be considered in determining lot coverage.
- 4-car garages are permitted with DRB approval.
- Homes greater than 2 stories or 45' require DRB approval and must be noted on application.
- Prominent View Lots will be held to a higher architectural standard by the DRB.
- Homes must be appropriate size for the lot. The DRB reserves the right to require modifications to enhance street scape.

## 2. Building Orientation

Buildings must be oriented toward the street and follow the guidelines below. Orientation of homes on lots on cul-de-sac streets is subject to DRB approval. Diagram below depicts best practices for Building Orientation.

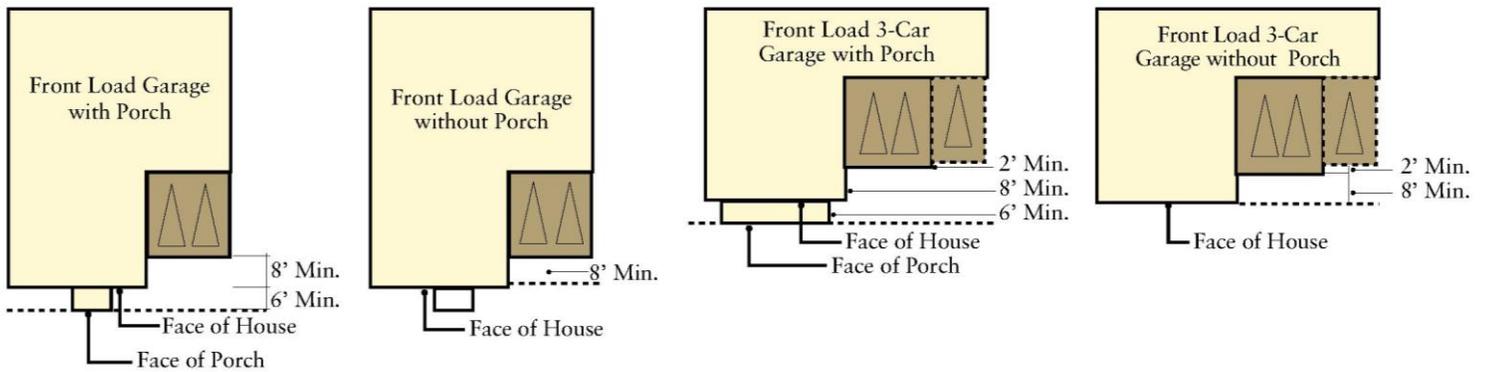
1. Homes on corner lots should have Driveway access from the side street.
2. Arrows show location of garage access
3. Garages should not be located adjacent to Open Space or other Prominent Views.
4. Setbacks of homes leading into cul-de-sacs should stagger in order to minimize open views of side elevations.



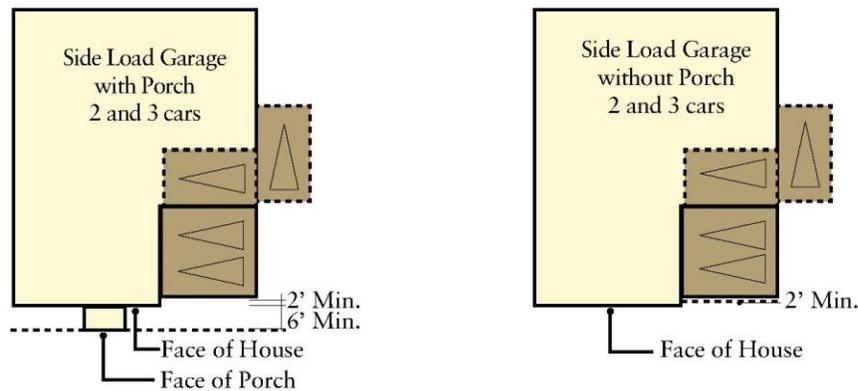
### 3. Garage Setback Standards

Garage Setback standards are reviewed against the face of house which is typically at least 50% of the Primary Facade as defined by this Code. Consideration may be given to garages where additional living space is located directly above.

#### Front Loaded Garage



#### Side Loaded Garage



#### 4. Driveway Standards

- Driveways shall not exceed 16' in width as measured at the Right-of-Way line.
- Driveways shall be asphalt, concrete, or brick pavers. The use of permeable pavements, such as pavers or tire strips in lieu of full paved Driveways, or permeable concrete is highly encouraged.
- Driveway slope away from house cannot exceed 8.5%.
- Sidewalk pavement and cross slopes shall take precedent over those of Driveways. The sidewalk shall maintain the same cross slope and finish of the adjoining sidewalks.
- Driveway aprons shall be concrete and include a 2'-6" flare.
- Driveway aprons and any portion of sidewalk that crosses the Driveway and apron shall be 6" thick concrete on a 4" aggregate base.
- Autocourts are not permitted to be greater than 28'.
- Driveways are not permitted to extend to a width greater than that of the garage itself in order to create more parking area. See Diagram A below.
- Driveways are not permitted to extend past the garage door on corner lots into any portion of the Front or Side Yard. See Diagram B on next page.
- Thoughtful driveway extensions or turnarounds may be permitted on side-load garages if auto court screening is provided along the entire length. See Diagram C.
- For lots wider than 120', alternative Driveway layouts, such as circle drives, may be considered.
- See additional requirements for auto-courts in Exterior Modifications and Additions.

Diagram A: Not Permitted

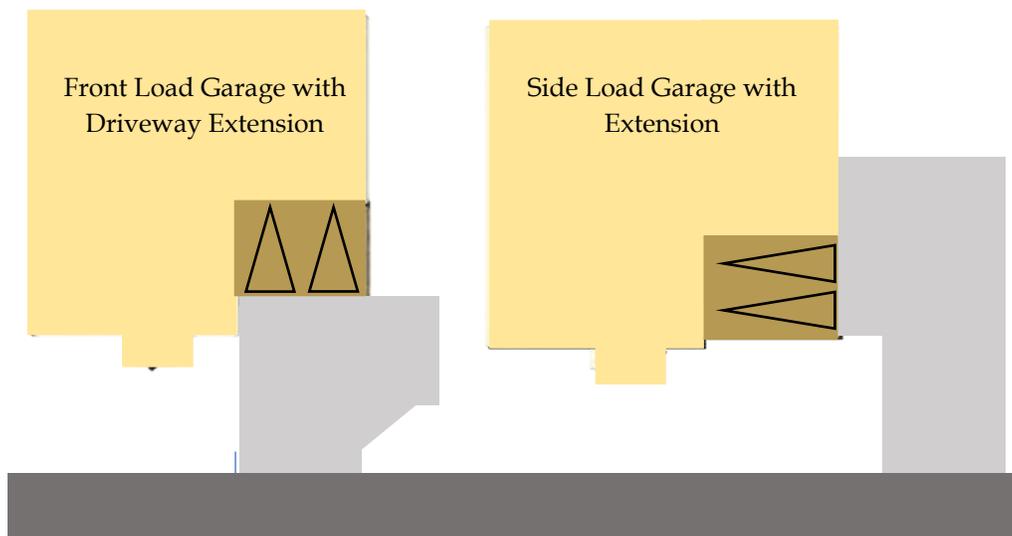


Diagram B: Not Permitted

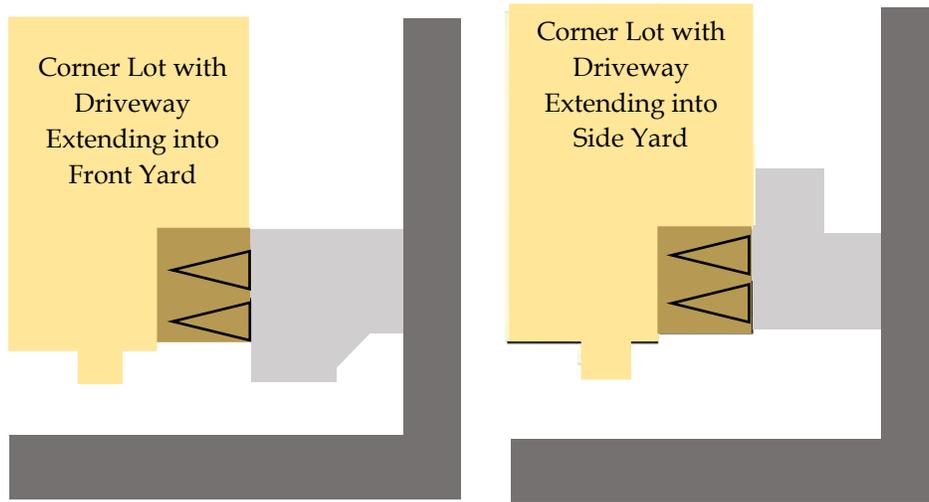
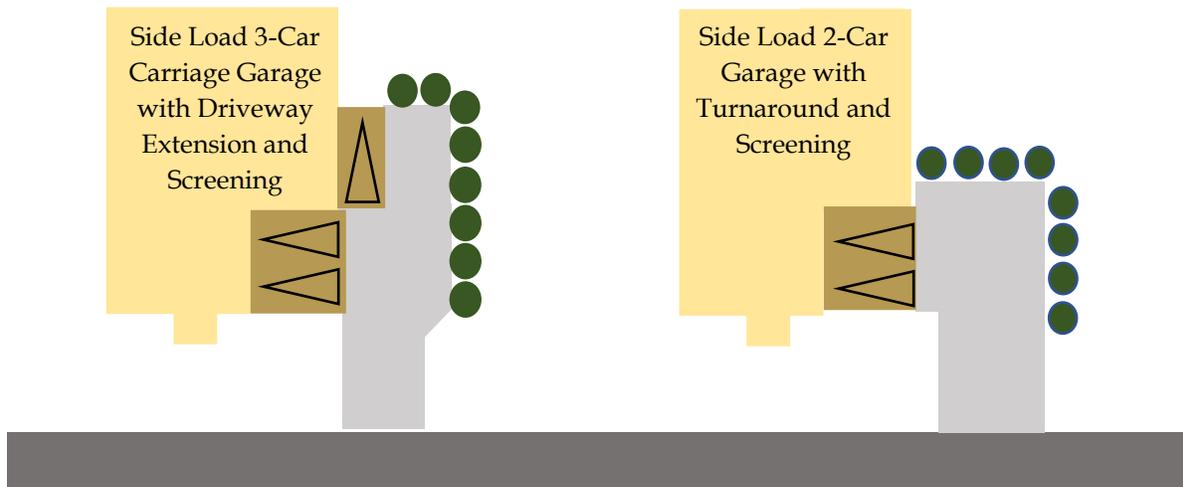


Diagram C: Permitted



## **B. Architectural and Color Diversity Standards**

### **1. Architectural Standards**

All homes must follow traditional historic examples as outlined in the Jerome Village Architectural Pattern Book. Style and character can follow historic examples without being literal duplications, applied in a Neo-traditional manner. Diversity of Architectural Styles is encouraged in order to provide visual interest and distinctive character throughout Jerome Village. The following matrix outlines architectural requirements that must be incorporated into all home designs and subject to DRB approval. Four-Sided Design should be incorporated.

	<b>Configuration</b>	<b>Materials</b>	<b>Technique &amp; Colors</b>
<b>Building Walls and Elements</b>	<ul style="list-style-type: none"> <li>Walls must consist of natural or natural appearing materials.</li> <li>Glass openings should be between 15% - 50% of the entire wall.</li> <li>Siding should be traditional profiles such as 4"-8" horizontal beveled.</li> <li>Brick shall be laid in a traditional masonry pattern.</li> <li>Stone should be laid in a random ashlar pattern.</li> <li>Brick or stone facing on the full front of home is required to also be on the side elevations or terminate at an appropriate location.</li> <li>Building elements should be based on traditional historic examples. Refer to the Architectural Pattern Book.</li> <li>Blank or empty side and rear elevations are not permitted.</li> <li>Exposed concrete or block foundations shall not be permitted. Visible foundations shall be finished with veneer, brick, or stone. Paint shall not be an acceptable finish. Another style appropriate material may be used with DRB approval.</li> <li>Exterior walls may not be cantilevered or contain doghouse/shed roof bump outs.</li> </ul>	<ul style="list-style-type: none"> <li>Brick shall be earth tone colors in standard sizes.</li> <li>Stone shall be natural or simulated material.</li> <li>Precast concrete with the appearance of traditional limestone.</li> <li>Stucco and EIFS shall be used only in moderation and not permitted on the ground level. Stucco and EIFS must be detailed to look like traditional cornices, soffits, etc. Stucco is only permitted as a primary building material on Italianate style homes and requires DRB approval.</li> <li>Columns, cornices, and similar elements should be of natural materials or simulated natural materials, such as wood, brick or stone.</li> </ul>	<ul style="list-style-type: none"> <li>Brick may have the appearance of painted or "washed" if in context with the architectural theme being portrayed and only in limited situations.</li> <li>Wall colors should be appropriate to the Architectural Style of the home. Diversity of color is encouraged throughout the development.</li> <li>Homes with brick or stone on the front elevation shall include a matching brick or stone plinth on side elevations with a minimum height of 24".</li> <li>Above ground utility lines, conduit, vents, or risers, and any exposed PVC shall be painted to match the color of the adjoining house surface.</li> <li>High chroma colors are not permitted.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>Sloped ropes are required on all homes.</li> <li>Pitched roofs shall have 8" overhangs, or as appropriate for the style of the house.</li> <li>The primary roof of the home shall have a pitch consistent with the architectural style of the home. Refer to Architectural Pattern Book.</li> </ul>	<ul style="list-style-type: none"> <li>Natural or simulated slate or tile.</li> <li>Dimensional shingles (30 yr.)</li> <li>Copper, Painted Metal or Wood Shakes</li> <li>Single-ply membrane flat roofs allowed when hidden from public view. This will be reviewed on a case-by-case basis.</li> </ul>	<ul style="list-style-type: none"> <li>Use of cornice lines are encouraged.</li> <li>Bright colored roofs are not allowed.</li> </ul>

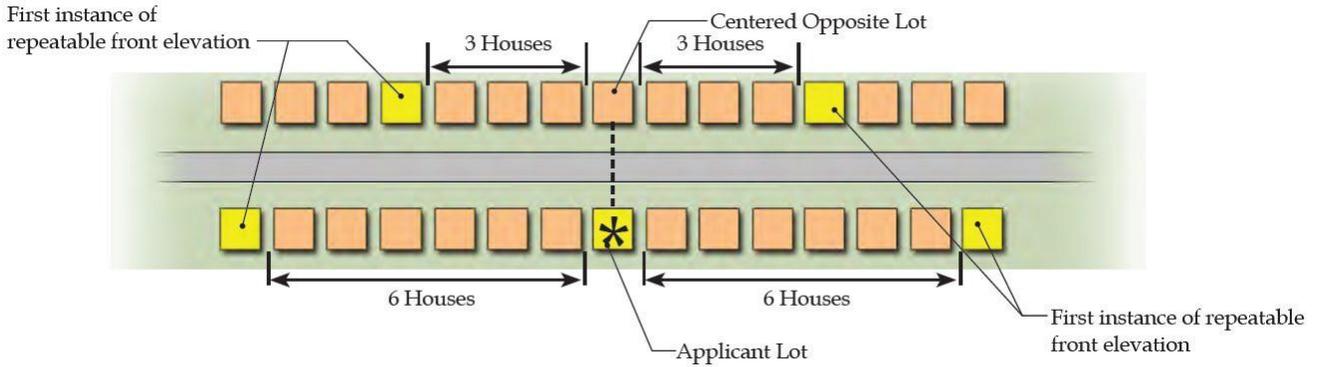
	Configuration	Material	Technique & Colors
Windows, Garages & Doors	<ul style="list-style-type: none"> <li>All windows and doors are required to have trim, with the exception of facades composed of masonry.</li> <li>Carriage-style garage doors are required with architecturally appropriate hardware on all front and side loaded garages. All carriage doors require glazing (windows) and style appropriate details.</li> <li>Shutters shall be used judiciously, not on every window.</li> <li>Faux windows are not permitted.</li> <li>Skylights are permitted only when appropriately screened from street views.</li> <li>Cupolas, dormers, lanterns, belvederes or window bays are permitted, provided they are consistent with the Architectural Style.</li> </ul>	<ul style="list-style-type: none"> <li>Glazing, wood trim, wood grids. Wood with aluminum or vinyl clad are acceptable.</li> <li>Glass shall be clear. Windows only on garage doors or into bathrooms may be clear, frosted, tinted or stained glass.</li> <li>Glass block windows are not permitted.</li> <li>Front doors shall be of a style appropriate to the style of the house.</li> <li>Garage doors may be natural or synthetic materials with natural appearance.</li> </ul>	<ul style="list-style-type: none"> <li>All windows require grids. Grids shall be applied to the exterior and interior of all windows.</li> <li>Grids and windows shall be appropriate in style to the house.</li> <li>Exterior shutters shall be painted or prefinished and may be solid paneled (raised panel) or louvered. Full proportionate shutters are encouraged but must be sized to cover a minimum of ½ the window opening.</li> </ul>
Fireplace & Chimney	<ul style="list-style-type: none"> <li>Doghouse and cantilevered chimneys and direct vent fireplaces shall be prohibited.</li> <li>A direct vent is permitted on the side or rear elevation only.</li> </ul>	<ul style="list-style-type: none"> <li>Chimneys must be brick or stone and extend to grade.</li> </ul>	<ul style="list-style-type: none"> <li>Colors should be natural brick or stone.</li> <li>Brick may have the appearance of painted or “washed” if in context with the architectural theme being portrayed and only in limited situations.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>All lighting is to be directed downward.</li> </ul>	<ul style="list-style-type: none"> <li>Antiqued and painted materials including brass, steel, aluminum, and copper are acceptable.</li> <li>Fixtures with exposed bulbs are not permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Lighting should display a uniform, comfortable and warm appearance.</li> </ul>

## 2. Diversity Standards

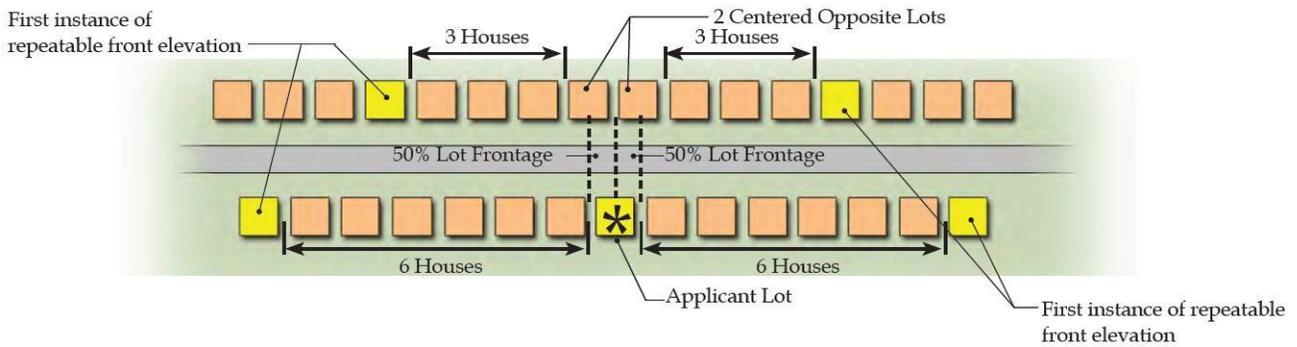
### a. Architectural Diversity

- Diversity of Lot Size is encouraged.
- Standard applies to both streets of a corner lot.

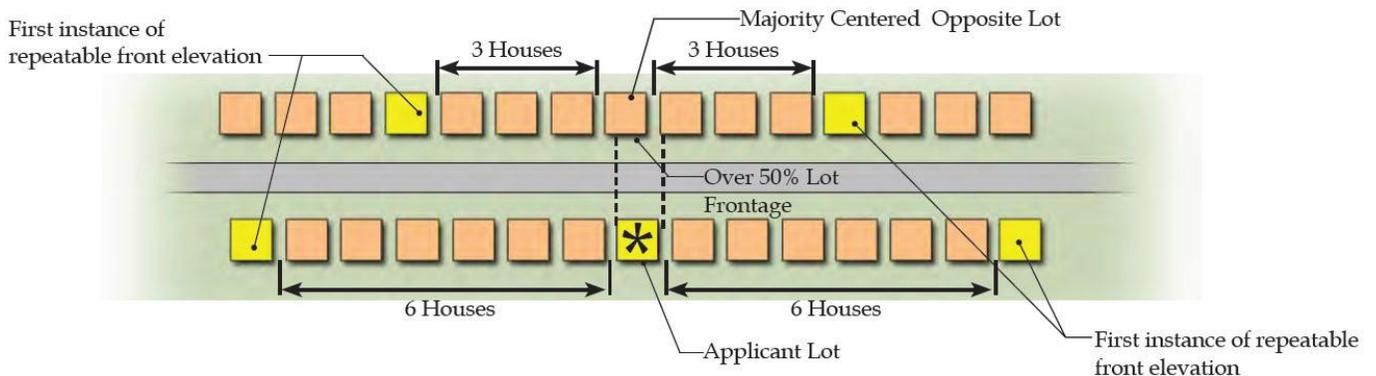
A house with the same or similar front elevation shall not be repeated within 3 houses on the same side of the street, and within 3 houses each direction of the immediately opposite house on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.



Where the opposite lots are staggered and split the applicant lot equally, a house with the same or similar front elevation shall not be repeated within 6 houses on the same side of the street and 3 houses each direction of both immediately opposite houses on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.



Where the opposite lots are staggered and split the applicant lot unequally, the opposite house will be determined as the house with the most immediately opposite lot frontage. A house with the same or similar front elevation shall not be repeated within 3 houses on the same side of the street and 3 houses each direction of the determined majority opposite house on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.

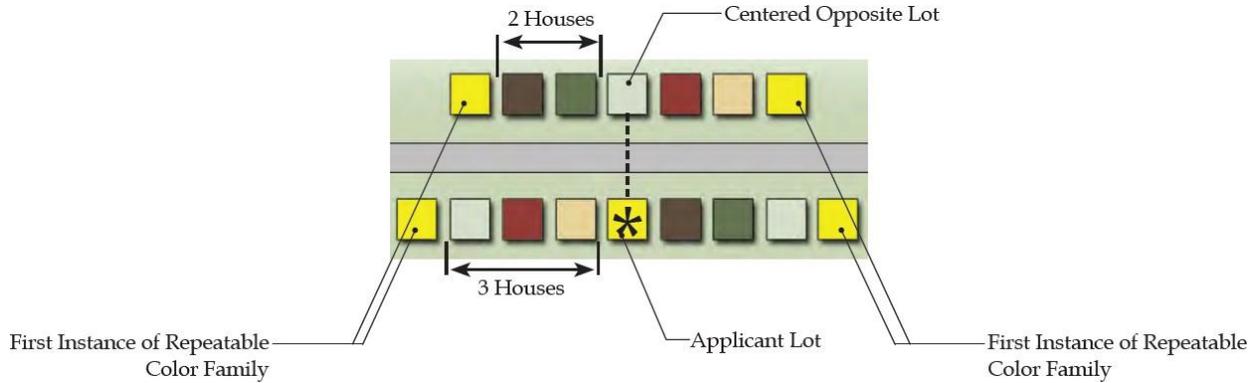


## b. Color Diversity Standards

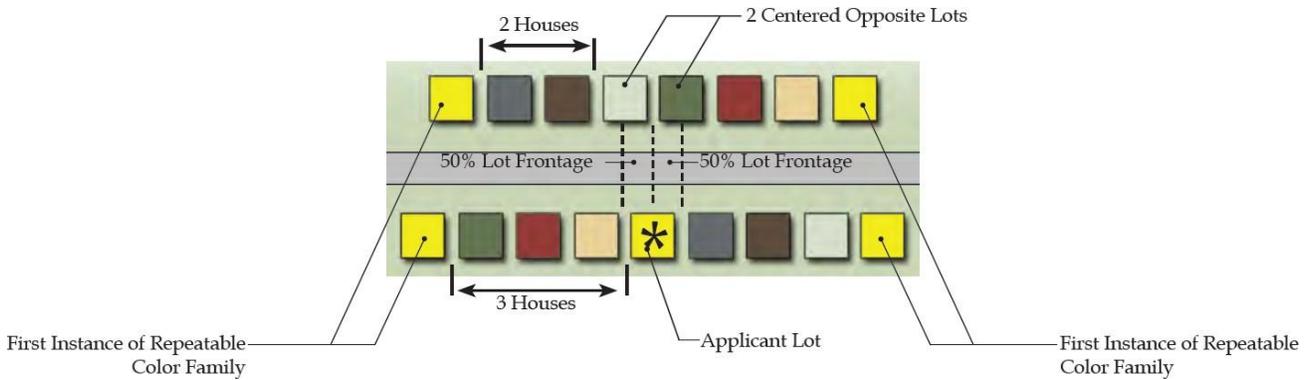
Color family is determined by the DRB using the color/material that covers the majority of the front elevation. In instances where the front elevation is covered with multiple materials of equal quantity, the primary color used for the remainder of the house will determine the color family. For corner lots, the color used for the majority of the house will determine color family.

Standard applies to both streets of a corner lot.

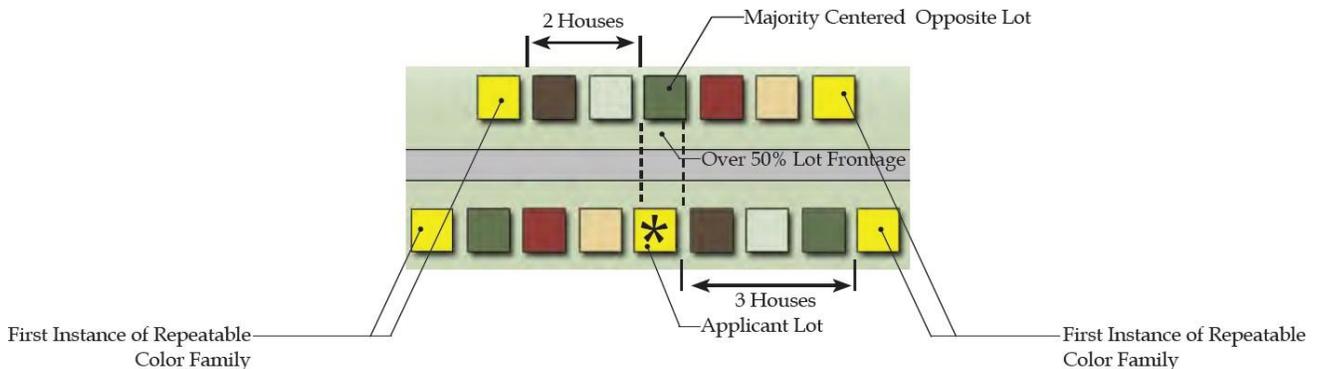
A color family shall not be repeated within 3 houses on the same side of the street, and within 2 houses each direction of the immediately opposite house on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.



Where the opposite lots are staggered and split the applicant lot equally, a color family shall not be repeated within 3 houses on the same side of the street and 2 houses each direction of both immediately opposite houses on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.



Where the opposite lots are staggered and split the applicant lot unequally, the opposite house will be determined as the house with the most immediately opposite lot frontage. A color family shall not be repeated within 3 houses on the same side of the street and 2 houses each direction of the determined majority opposite house on the opposite side of the street. This standard shall be applied where blocks are divided by cross streets.



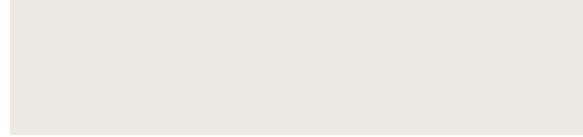
### c. Color Families

When a proposed home is submitted for design review, its proposed color shall be placed in an appropriate color family. The color families must meet color diversity standards.

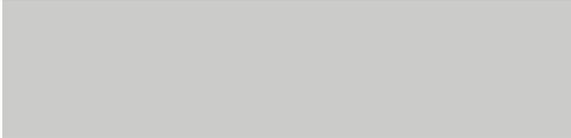
Neutrals (Taupe, Tan, Beige)  
Example: SW6142 Macadamia



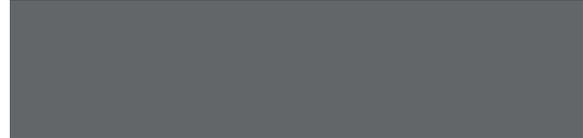
Whites and Off-Whites  
Example: SW7008 Alabaster



Light Gray  
Example: SW7064 Passive



Dark Gray  
Example: SW7075 Web Gray



Light Blue  
Example: SW6227 Meditative



Dark Blue  
Example: SW6510 Loyal Blue



Light Green  
Example: SW2852 Plymouth Green



Dark Green  
Example: SW6439 Greenfield



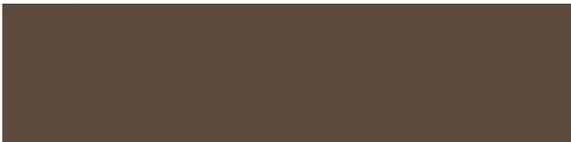
Red  
Example: SW7600 Bolero



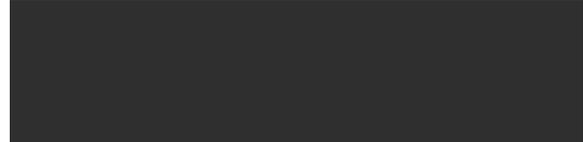
Yellow  
Example: SW2857 Peace Yellow



Brown  
Example: SW6083 Sable



Miscellaneous  
Example: SW6258 Tricorn Black

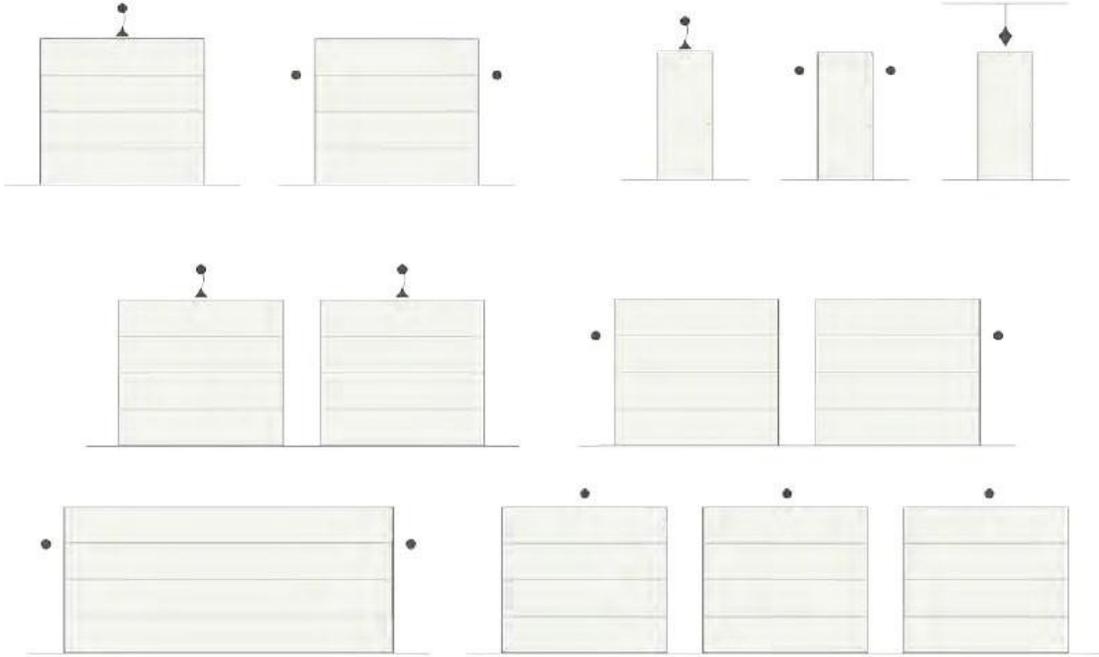


## C. Residential Lighting Requirements

Exterior lighting can add warmth and security to residence while enhancing the aesthetics of the architectural design. Lighting fixtures should be complimentary to the Architectural Style of the house. Fixtures should be constructed of materials appropriate to the era of the Architectural Style.

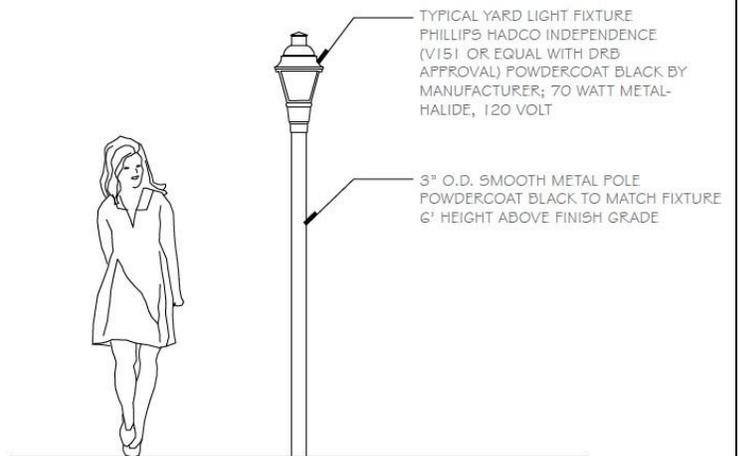
A minimum of one coach or pendant light fixture must be provided at the front Porch or door surround.

Garages should have a minimum of one coach or another appropriate light fixture per garage door. See the sketches below. Large Porches may use recessed can fixtures for additional lighting. Ceiling fans without lights are also acceptable on large Porches.



### Typical Yard Light Detail

Each residence shall be permitted to install a lamp post. Due to the diversity of the homes and Architectural Styles, each residence may select an architecturally appropriate lamp post. If an architecturally appropriate lamp post is not selected, the residence must use a lamp post that resembles the permitted standard light fixture - Phillips Hadco "Independence" (V151) 70-Watt metal-halide, 120-volt, black powder coat finish. The pole shall be 3" outside diameter steel or aluminum straight smooth pole, 6' in height above grade, black powder coat finish. See Appendix B for specs.



Additional lighting such as back Porch, deck, yard lighting or landscape walk lighting are permitted provided that the foot-candle level does not exceed .1-foot candles at the Property Line, and .5-foot candles at any Setback line.

External lighting within all Neighborhoods shall be full cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.

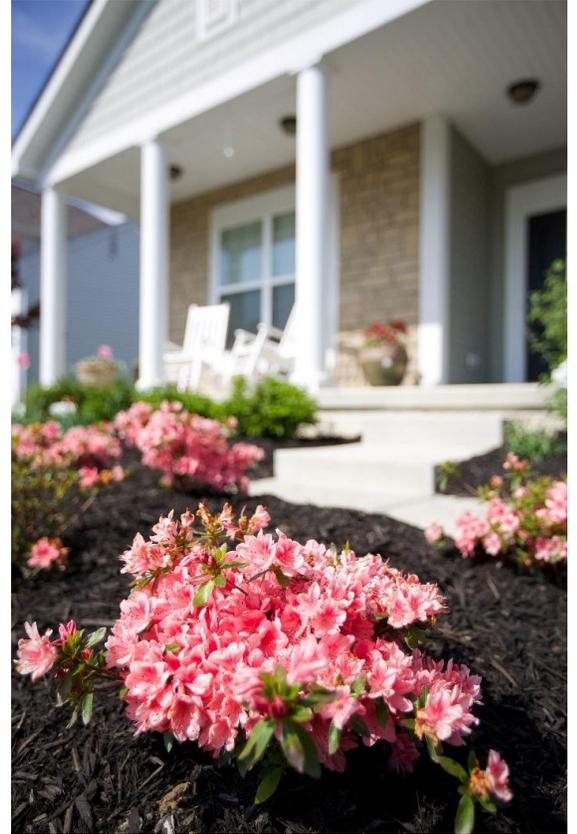
## **D. Residential Landscape Standards**

Design Intent: To outline design quality parameters for the residential sub-areas throughout Jerome Village, as well as promote the preservation and replacement of trees removed through development. These guidelines are provided for various site conditions and design elements. The landscape matrix identifies the specific minimum site design and landscaping requirements. All site layouts and planting plans shall be subject to design review and approval by the DRB prior to any site work or installation.

Landscape plans must be submitted indicating landscaping for the entire lot, including required landscaping, utility screening, and intended outdoor living areas such as patios or decks and recreational equipment.

### **1. General Planting Guidelines**

- The use of edging materials consistent with materials used on the home are encouraged.
- Landscaping shall convey a consistent style or appearance and should be complimentary with the home's architecture. Plantings should be arranged with respect to the architectural features of the house and should not obscure or hide the house.
- Plantings shall be designed to primarily accent the front entry of the house, Porch, and any sidewalk connecting the house to the public sidewalk.
- Plantings shall be designed to secondarily transition the space of the front Porch and the materials of the house into the Front Yard and streetscape.
- Landscape beds must be reasonably filled and should not contain large areas devoid of plants.



### **2. Plant Material Specifications at Installation**

- Deciduous shade trees: 2.5" caliper.
- Ornamental Trees: 1.5" caliper (if multi-stem: 6' tall).
- Small Shrubs: 18" Minimum Height, Class 3 Container - Plants shall mature to a height of up to 36".
- Intermediate Shrubs: 24" Minimum Height, Class 5 Container - Plants shall mature to a height of 3' to 7'.
- All front-yard trees shall be selected from the approved plant list.

### **3. Plant Materials**

- See Landscape Matrix based on lot size for requirements.
- Required trees shall be deciduous species. Large shade trees shall have a clear canopy height of 8' or higher. Trees should be distributed among Front Yard and Side Yard spaces, depending on design.
- Planting Bed Guidelines - Approximate distribution; see matrix for minimum planting requirements.
- 40% of the plant material throughout the required planting beds shall be deciduous or evergreen shrubs.
- 30% of the plant material throughout the lot's required planting beds shall be ground covers.
- 30% of the plant material throughout the lot's required planting beds shall be perennials, annuals, or ornamental grasses.

**a. Landscape Matrix**

	50'-64' Lots	65'-79' Lots	80'-89' Lots	90'-99' Lots	100'+ Lots
<p><b>Primary Street Frontage</b></p> <p>1. A planting bed shall be provided along the length of the entire elevation fronting a primary street, except for locations of doors and garage access.</p> <p>All beds must be raised a minimum of 6" from adjacent finish grade and meet minimum requirements below:</p>					
Minimum Square Footage:	200 sq. ft.	300 sq. ft.	400 sq. ft.	500 sq. ft.	500 sq. ft.
Minimum Depth from Building Facade:	6'				
*Minimum Plant Quantities:	Sm Shrubs: 7 Int Shrubs: 3	Sm Shrubs: 9 Int Shrubs: 4	Sm Shrubs: 12 Int Shrubs: 5	Sm Shrubs: 16 Int Shrubs: 7	Sm Shrubs: 20 Int Shrubs: 9
Minimum Tree Quantities Between Building and Primary Street ROW Line:	Ornamental: 1 Shade: 0	Ornamental: 1 Shade: 1	Ornamental: 1 Shade: 2	Ornamental: 1 Shade: 2	Ornamental: 2 Shade: 2
Lot Entries/ Pedestrian Access	Pedestrian access shall be provided from the street sidewalk to the front door of the house and may include the driveway as part of that route.		Pedestrian access shall be provided from the street sidewalk to the front door of the house. A sidewalk leading from the front door directly to the street sidewalk is required. The walk shall be landscaped with planting beds along its length or where it connects with the street sidewalk.		
<p><b>Prominent View Lot / Secondary Street Frontage</b></p> <p>1. A planting bed shall be provided along the length of the entire elevation fronting a secondary street, except for locations of doors and garage access.</p> <p>2. Corner lots, lots adjoining common Open Space, and lots that terminate streets or prominent vistas will be held to a higher standard of design and may be required to provide additional landscaping to meet DRB approval.</p> <p>All beds must be raised a minimum of 6" from adjacent finish grade and meet minimum requirements below:</p>					
Minimum Square Footage:	200 sq. ft.				
Minimum Depth from Building Facade:	6'				
Minimum Plant Quantities*:	7 small AND 3 intermediate shrubs per 20 lineal feet of building facade				
Minimum Tree Quantities Between Building and Secondary Street ROW Line:	Ornamental: 1 Shade: 1				
<p><b>*Additional Plant Quantities:</b></p> <p>1. The remainder of any required planting bed shall be filled with mixed plantings of evergreen and deciduous perennials, shrubs, or groundcover in small or intermediate sizes. Annuals shall not be counted towards this requirement. Plantings should be designed to coordinate with the architectural features of the adjoining building.</p> <p>2. The planting plan shall illustrate full coverage of the bed by plant material at mature sizes and should be selected so as not to over-grow their intended locations and heights.</p> <p>Small (Sm) shrubs: #3 container AND 18" minimum height, Intermediate (Int) shrubs: #5 container AND 24" minimum height</p>					

**b. Plant Lists****Front Yard Shade Trees**

Botanical Name	Common Name
<i>Acer platanoides</i>	Norway Maple
<i>Acer rubrum</i>	Red Maple
<i>Acer saccharum</i>	Sugar Maple
<i>Acer x freemanii</i>	Freeman Maple (various cultivars)
<i>Betula nigra</i> 'Heritage'	Heritage River Birch
<i>Carpinus betulus</i>	European Hornbeam
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Carya ovata</i>	Shagbark Hickory
<i>Corylus colurna</i>	Turkish Filbert
<i>Fagus grandiflora</i>	American Beech
<i>Fagus sylvatica</i>	European Beech
<i>Ginkgo biloba</i>	Ginko
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust
<i>Gymnocladus dioica</i>	Kentucky Coffeetree
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Nyssa sylvatica</i>	Blackgum
<i>Quercus alba</i>	White Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus rubra</i>	Red Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Ulmus</i> x (various improved varieties)	Elm
<i>Zelkova serrata</i>	Zelkova

**Ornamental Trees**

<i>Acer ginnala</i>	Amur Maple
<i>Acer griseum</i>	Paperbark Maple
<i>Acer palmatum</i>	Japanese Maple
<i>Acer tataricum</i>	Tatarian Maple
<i>Amelanchier laevis</i>	Alleghany Serviceberry
<i>Amelanchier x grandiflora</i>	Apple Serviceberry
<i>Betula nigra</i> 'Fox Valley'	Fox Valley River Birch
<i>Cercis canadensis</i>	Redbud
<i>Cornus alternifolia</i>	Pagoda Dogwood
<i>Cornus kousa chinensis</i>	Chinese Dogwood
<i>Cornus mas</i>	Cornelian Cherry
<i>Crataegus</i> (various)	Hawthorn
<i>Halesia carolina</i>	Carolina Silverbell
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Malus</i> (various)	Flowering Crabapple
<i>Prunus</i> (various)	Flowering Cherry / Plum
<i>Quercus glandulifera</i>	Konara Oak
<i>Sassafras albidum</i>	Sassafras
<i>Syringa reticulata</i>	Japanese Tree Lilac

Notes: Each species of plant has unique growth characteristics. Likewise, each species of plant has varying needs for particular site conditions. Plants from this list should be matched to appropriate locations, considering the unique conditions of each site, including soil characteristics, drainage, microclimate and seasonal changes, maintenance availability. Plants should be scrutinized for ultimate size, growth rate, and need for maintenance, so as not to over-grow their intended locations. No plant stops growing once it reaches its "mature" size. It is recommended that a horticulturist and/or a landscape architect be consulted when choosing landscape materials and locations.

## **E. Exterior Modifications and Additions**

All exterior modification requests must be submitted to and approved by the DRB prior to beginning any work. Exterior modifications must meet the standards set forth in this Property Code. This section explains the process for applying for modifications to the exterior of a home and a list of typical modifications made by Builders and Homeowners.

### **1. How to Apply for Exterior Modifications**

<p><u>Step One</u></p>	<p style="text-align: center;"><b>Submittal Requirements</b></p> <p>Fill out the Exterior Modification Application and upload to Resident Center with the below documents included. Applications will not be reviewed until all documentation is provided. Plot Plan showing location of improvement as well as setbacks (measurements) to all property lines.</p> <ul style="list-style-type: none"> <li>• Rendering or drawing of improvement with dimensions including heights of deck, patio, and seat walls.</li> <li>• List of materials, including pictures.</li> <li>• Sizes and species of plantings at install.</li> <li>• Expected project start and completion dates. The duration of the project may not exceed 180 days. If a project is expected to exceed 180 days an extension must be requested by contacting Jerome Village Property Management.</li> </ul> <p>Review fees must be paid through the Resident Center Portal. A detailed fee list can be found on the application.</p>
<p><u>Step Two</u></p>	<p style="text-align: center;"><b>DRB Review</b></p> <p>Within two weeks of receipt of all required documents, the DRB will review the submission and provide comments with required revisions or an approval letter. Major modifications may require additional review by an architect. Additional fees may be assessed if the changes are excessive and require a complete review of the new plans.</p>
<p><u>Step Three</u></p>	<p style="text-align: center;"><b>Resubmittal</b></p> <p>If revisions are required, resubmit the application with all the requested information.</p>
<p><u>Step Four</u></p>	<p style="text-align: center;"><b>Approval or Denial</b></p> <p>The DRB will review resubmittals and provide comments with additional revisions or an approval letter. Once approved, acquire all applicable permits from Jerome Township and Union County prior to starting construction. The DRB approval letter must be provided to Jerome Township and Union County in order for them to review applications. If an improvement does not meet Property Code requirements the application may be denied.</p>

## 2. Types of Exterior Modifications

Below is a list of typical modifications made to the exterior of a home and includes any applicable guidelines or requirements for approval. This list does not include all modifications that may be made to a home, nor does it cover each individual situation which could arise. This section may also contain items that are dually referenced in the Homeowner Rules and Regulations. All Homeowners should familiarize themselves with both documents.

### General Requirements:

All lots at Jerome Village have a Front, Side, and Rear Yard Setback. These Setbacks exist to create separation between houses and allow for unobstructed Easements. Setback distances vary by lot size. Many exterior modifications are required to be in the Rear Yard only. Prominent View Lots are held to a higher standard and may require additional landscape screening for exterior modifications. See Appendix A for a diagram showing what constitutes Front, Side, and Rear Yards.

The DRB reviews all submittals for compliance with the Property Code and to maintain the high aesthetic standard of Jerome Village. Views from adjacent lots and the streetscape are considered in order to prevent obstruction of views, prevent certain objects from being seen, and remove unsightly elements that may affect any person's experience from a different parcel. Improvements must not cause the home to interfere with the ability of another resident to view natural resources or restrict improvements on other lots. When it is necessary for an improvement to interfere with such views, landscape screening shall be required. Any improvements involving vertical structures will be held to a higher standard.

### Accessory Structures

Accessory structures may be permitted. These structures should always be smaller than the main house and, wherever possible, should have similar detailing as the main house. In general, Accessory Structures are detached from the main body of the house although they may be required to be connected with a variety of elements like breezeways, fences or pergolas. Storage buildings shall not be permitted.



### ADA Curb Ramp

Sidewalks that lead to intended street crossings for pedestrians shall include a curb ramp that meets the current ADA guidelines at time of installation.

### Antennas & Satellite Dishes

Exterior antennas and satellite dishes greater than 24" in diameter shall not be permitted. Antennas and satellite dishes must be in the side or rear of the home and screened from any street or Prominent Views.

**Auto-Courts**

Auto-courts of side-loaded garages shall be screened from the street and from adjoining lots with a minimum 4' screen consisting of evergreen hedges or plantings. Screen shall be complimentary with building architecture and materials, lot plant palette and design style. Auto-courts should include decorative paving features such as paver patterns, banding, edging, cobblestone paving, etc. The use of natural materials is encouraged.

**Awnings and Canopies**

Freestanding or attached Retractable Awnings and canopies are not permitted.

**Compost Piles and Containers**

Compost piles are permitted in Rear Yards only and shall be contained and screened with respect to adjoining properties and Prominent Views.

**Decks**

Decks must be stained, painted, or integrally colored composite material. Unfinished cedar may be permitted for surface materials. Unexposed structure framing may be pressure treated wood. Appropriate skirting, such as lattice, board-on-board, or board and batten, is required for any deck raised greater than 3' off the ground except for second-story or walk-out decks. Screening plants may also be considered in place of skirting on a case-by-case basis. Materials under walkout decks, including grass, gravel, or additional patio space must be specified and reviewed by the DRB.

**Doors (Entry, Storm and Garage)**

Homeowners are permitted to change entry or garage doors or add storm doors. All garage doors are required to have carriage-style windows and hardware. Storm doors do not need to be submitted to the DRB for review. Storm doors must be a neutral color complementing the exterior of the home.

**Driveways**

See Driveway standards on [page 23](#).

**Egress Windows**

Egress window wells must be located in the Side Yard or Rear Yard only and are not permitted in Setbacks.

**Existing Trees and Plantings**

A plan indicating area/tree to be cleared must be submitted prior to removal.

**Exterior Painting**

Owners are required to submit for approval prior to painting the exterior of the home if using a new color. Homeowners are subject to the diversity standards detailed on [page 28](#).

**Fences**

Fences are not permitted to enclose a property's perimeter or any portion thereof, except for a limited number of pre-determined lots within Cranberry Neighborhood. Fencing is required for pool enclosures, see pool guidelines in Appendix C.

**Firepits**

Firepits built into a patio or made from materials such as stone or block must be submitted to the DRB. Portable firepits do not need to be submitted for DRB approval and must be stored out of view when not in use.

**Firewood Storage**

Firewood must be contained on racks, behind the home and screened with respect to adjoining properties and Open Space. It is recommended that firewood racks be placed at least 3' from the home to avoid pests in the house.

**Gardens and Garden Boxes**

Gardens must be planted in confined beds raised at least 10" from adjacent finish grade; elevated garden beds or tables are encouraged. Gardens are permitted in the Rear Yard only and must not be visible from Prominent Views. Beds must be made of wood and no larger than 4'x8', or 32 square feet. A total of 64 square feet of garden bed is permitted. A maximum of four beds are permitted. Beds must be at least 10' from side and rear Property Lines. All fruit, vegetable and herb



plants must be planted in garden beds. Direct sow gardens are not permitted. Garden beds must be maintained year-round. Temporary pest protection may be installed on garden beds and must be removed when not in use. Protection may include fencing and/or netting. Fencing must be no higher than 4 feet from the ground and constructed from materials that are visually appealing and blend with the community's aesthetics (e.g., wood, vinyl, or metal). Netting and covers must be securely fastened and made of similar material. Any damaged or unsightly fencing, netting, or deterrents must be repaired or replaced promptly.

**Gazebos and Pergolas**

These structures are permitted in Rear Yards and must be made of wood or wood composite and be a thoughtful extension of home.

**Grading, Drainage, and Rain Gardens**

Any changes to grading or drainage on a lot must be submitted for review.

**Grills, Ovens, and Outdoor Kitchens**

These improvements are permitted in Rear Yards and must be thoughtfully incorporated into the design of an outdoor living space.

**Hot Tubs, Spas, and Swim Spas**

Stand-alone hot tubs and spas may be permitted in Rear Yards. Landscape screening must be included with installations. Hot tubs must be well integrated into outdoor living spaces.

**Lamp Post**

Each home may be permitted one Front Yard lamp post with light fixture. See lighting requirements on [page 29](#).

**Landscape Bed Edging**

Appropriate types of edging include black plastic installed in-ground (not visible), brick, or stone wall edging. Bed edging must not exceed 24" in height. If edging exceeds 24", see wall section.

**Lawn**

All lawn areas shall be finish graded, cleared of rocks, and sodded. Lawn grass type shall be selected for drought tolerance and hardiness. Artificial turf is not a permitted material.

**Lawn Ornaments**

Must be tasteful in nature, maintained, and under 3' in height if located in the front of the home.

**Mailboxes**

Per the US Postal Service, mail delivery to all new developments is centralized delivery, most often using cluster box units (CBU). Due to such policy change, instead of installing individual mailboxes at each residence, CBUs may be utilized throughout Jerome Village. For those homes that have an individual mailbox that needs replaced see Appendix D for specifications.

**Mulch**

Double or triple processed hardwood can be applied without prior approval. Rock mulch must be submitted to the DRB for approval. Rock mulch is only suitable in beds that are directly adjacent to the house. Freestanding beds and tree rings must be mulched with hardwood mulch. Rock mulch must be natural in color and sized 2" -6" in diameter. Other mulch types may be suitable, but not without prior approval from the DRB.

**Outdoor Furniture**

Outdoor furniture does not need approval. Furniture must be appropriate for the use and must be kept in good condition and stored in home during off-season.

**Patios**

Patios, which include the flat patio surface, in addition to any stairs, walls, columns, or similar structures, are permitted in Rear Yards only.

**Pet Enclosures/Electric Containment**

The use of electric underground containment systems is strongly recommended. Tie-outs for dogs are not permitted. Underground containment systems are not required to be submitted for review but must be a minimum of 4' from the sidewalk.

**Planter Pots**

Planter pots must be in good condition and placed in landscape beds or on decks, patios and porches. No vegetable, fruit, or herb plants may be planted in pots. Planter pots must be placed in storage when not in use. Pots with dead plants will be required to be removed.

**Porches and Sunrooms**

Any room addition, screened Porch, sunroom, or similar structure will be reviewed against the same standards as the home. Materials should match those included on the home.

**Privacy Screens**

See Wall section.

**Trellises**

Trellises must be made of wood or wood composite and must be well integrated into a landscape plan and match the materials and style or be a thoughtful extension of the home. Plantings or vines surrounding the trellis must be maintained.

**Radon Mitigation Units**

These systems must be installed at the rear of the home. If piping or other equipment will be visible outside the home, it must be painted to match the home and/or screened with landscaping.

**Rain Barrels**

Use of a rain barrel is permitted but they must be installed at the rear of the home, out of street view.

**Rear Steps**

Temporary stairs and Stoops, without a deck, and limited to a maximum of 18 square feet, may be permitted to be unfinished treated lumber if appropriately detailed and landscaped. Rear steps must be installed from all doors. Door barricades or “cattle rails” are never permitted. See Appendix E for examples.

**Rear Yard Landscape Screening**

See Appendix F more information regarding Rear Yard landscape screening guidelines.

**Recreational Equipment (Basketball hoops, Playsets and Trampolines)**

Playsets must be submitted to the DRB for review. Playsets are required to be made from wood; plastic or metal structures are not permitted. Equipment must be installed behind the home, out of street view, and at least 10' from side and rear property lines. Landscape screening will be required on Prominent View Lots. Basketball hoops and trampolines may be installed without DRB approval; however they must meet the standards provided in this document. Permanent and portable basketball hoops are permitted. Hoops must be installed or placed in appropriate locations along Driveways. Homeowners should consider installation in a location where a ball will not hit a neighbor's car or house. Homeowners are not permitted to use mulch and/or sandbags as weights for portable hoops, but instead must use an appropriate product such as sand or water inside the base, hoop anchors or gel. Trampolines must be placed behind the home and must be further than 10' away from side and rear property lines.

**Retractable Sunshades, Curtains, and Sun Sails**

Retractable sunshades or curtains are permitted in the rear yard only and must be a solitary color that complements the exterior of the home or attached structure. Shades and curtains must be made of fabric or woven material and cannot be fully opaque. Bamboo, reed, or other materials are not permitted. Shades, curtains, and curtain tie backs must be installed on the interior frame of the structure. Shades must be retracted, and curtains must be tied back when not in use. Owners will be required to replace worn, damaged, or discolored shades and curtains. Netting may only be installed in conjunction with curtains. Sun sails will be reviewed and approved on a case-by-case basis and must follow the same location, color, material, and replacement conditions as described for sunshades and curtains.

**Service and Utility Screening**

All utility meters, air conditioning equipment, exhaust pipes, generators, valve covers, irrigation equipment, and other service structures shall be located to the side or rear of the building and shall be completely screened from view from any street or Prominent View. Screen materials may include evergreen shrubs. All materials shall be consistent with the home's architecture. All utilities shall be screened with intermediate sized shrubs and shall reach a mature height that at minimum matches the height of the item being screened. Intended utility locations must be indicated on the plans and building elevations. Above ground utility lines, conduit, vents, or risers, and any exposed PVC shall be painted to match the color of the adjoining house surface.

**Signs (For Sale, Political, Advertising, Etc.)**

See Appendix G for all signage requirements.

**Solar Panels**

Review requirements for Photovoltaic and SolarEnergy systems in Appendix I.

**Swimming Pools**

See Appendix C for more information on pools.

**Tree Lawn**

Street trees shall be centered between the back of the curb and edge of the sidewalk and spaced no further apart than 40' on center. Street trees shall be initially installed by the developer and are required to be maintained by the Lot Owner. Street trees that need to be replaced must be removed and replaced by Lot Owner. Tree must be replaced with same species and similar caliper. The developer shall determine the placement and quantity and timing of street trees to be installed.

**Tree Plantings**

Trees should meet all requirements outlined in Section D above. Ornamental and Shade trees must be a minimum of 5' from the Property Line. Fruit or nut trees must be at least 10' from the Property Line.

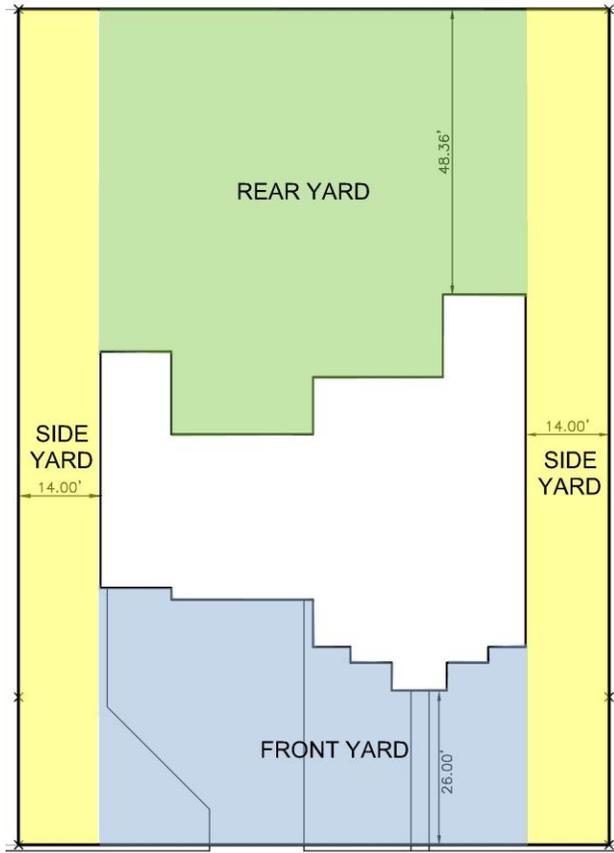
**Walls (Freestanding, Privacy and Retaining)**

Walls shall be indicated on landscape plans and shall indicate distance from Property Lines and materials/colors. No walls may be taller than 4'. Taller changes in grade must be terraced. Walls shall be decoratively finished with natural materials that complement the building architecture. Use of caps, finials, watercourses, and decorative masonry techniques is encouraged. Privacy walls may be permitted and will be reviewed on a case-by-case basis. Landscape screening should be used for privacy whenever possible. Walls may require the installation of adjacent plantings. Finished face of any wall shall face adjacent lots.

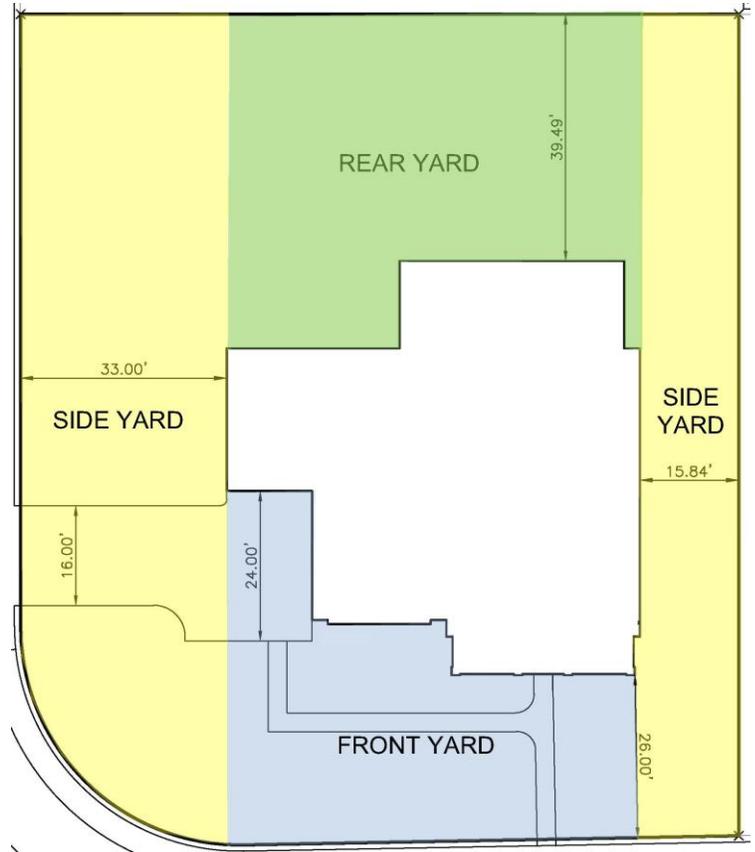
## Appendix A: Front, Side, and Rear Yard Diagrams

The diagrams below show the locations of Front Yards, Side Yards, and Rear Yards as defined by this Code. These diagrams do not cover all potential lot configurations.

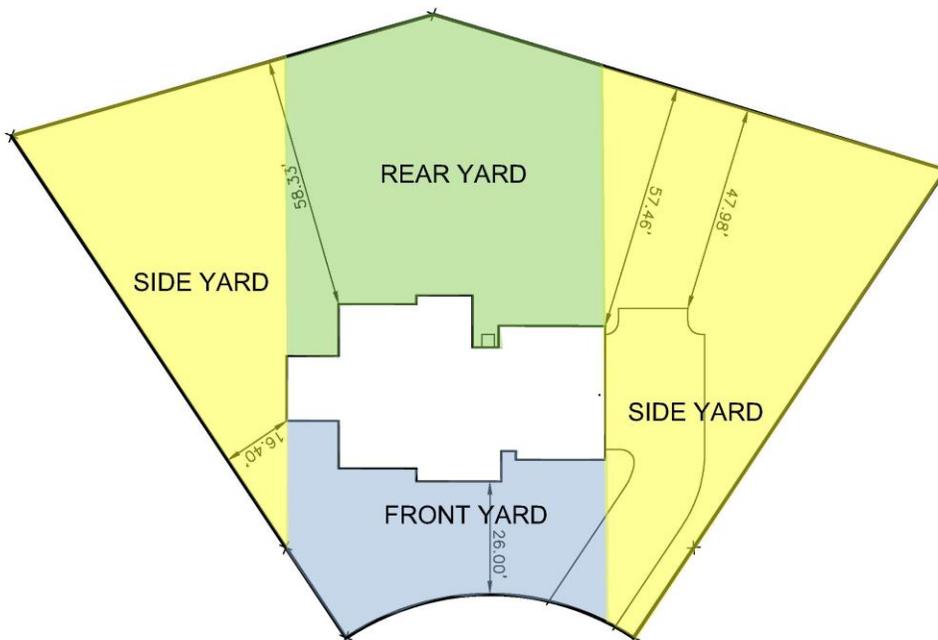
Standard Lot:



Corner Lot:



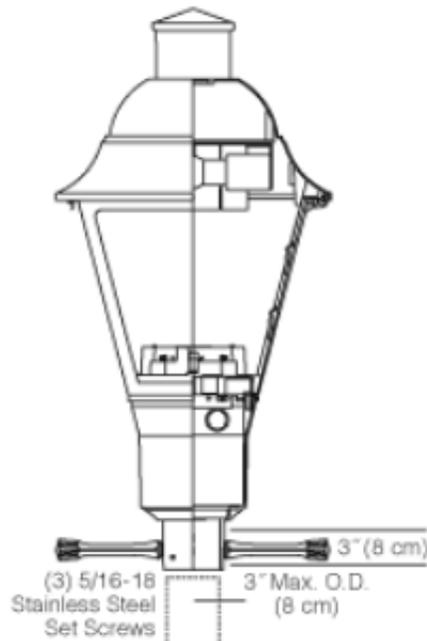
Wedge Shaped Lot:



## Appendix B: Post Light Specifications

### Independence (V151) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco
Fixture Type:	Catalog No.:	Qty:



#### Ordering Guide

Example: V151 A B3 N D 70S E

Product Code	V151	Independence	
<b>Finish</b>	A	Black	
	B	White	
	G	Verde	
	H	Bronze	
	J	Green	
<b>Optics</b>	B3	Type III Refractive Panels	
	B5	Type V Refractive Panels	
	T3	Type III Cutoff	
	T5	Type V Cutoff	
	V3	Vertical Rib Type III	
	V5	Vertical Rib Type V	
<b>Photo Control</b>	N	None	
	B	Button Eye Photo Control	
	R	Twist-lock Receptacle	*1
<b>Socket</b>	D	Medium	
	G	Mogul	
<b>Wattage</b>	70S	70W HPS	
	100S	100W HPS	
	150S	150W HPS	
	250S	250W HPS	*2
	70H	70W MH	*3
	100H	100W MH	*3
	150H	150W PMH	
	250H	250W PMH	*2
<b>Voltage</b>	E	120V	
	F	208V	
	G	240V	
	H	277V	

\*1 Twistlock receptacle (R) not available with 347V (K).

\*2 Available with Mogul base (G) socket only.

\*3 Available with Medium base (D) socket only.

**NOTE** "-LLR" to end of fixture coding for "Less Ladder Rest" option.

#### Specifications

##### HOUSING:

360 low-copper die-cast aluminum alloy. Tool-less lamp access. Tool-less ballast access. Twistlock ballast assembly with quick disconnects for easy maintenance. A weatherproof ballast assembly isolates the ballast from water and heat for longer life. The optional photo control eye or twist-lock receptacle is located in the ballast enclosure for easy access via a removable door. Hinged roof with stainless steel spring latch. All non-ferrous fasteners prevent corrosion and ensure longer life. Decorative cast aluminum Ladder Rest. Slip Filter Dimensions: 3" I.D. x 3" deep.

##### FINISH:

Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B117 specifications. For larger projects where a custom color is required, contact the factory for more information.

##### OPTICAL ASSEMBLY:

Type III Refractive Panels. Type V Refractive Panels. Optically designed, U.V. stabilized, injection molded, acrylic refractive panels. Type III Cutoff. Type V Cutoff. Precision formed, segmented specular aluminum internal cutoff reflector with horizontal lamp mounting. Decorative frosted glass chimney. U.V. stabilized, injection molded, clear acrylic panels. Type III Vertical Rib (precision formed, segmented specular aluminum internal cutoff reflector with horizontal lamp mounting). Type V Vertical Rib (specular aluminum internal cutoff reflector with horizontal lamp mounting). (NOTE: No decorative frosted glass chimney.) U.V. stabilized, injection molded ribbed acrylic panels with internal vertical ribs. Tool-less removal panels for ease of cleaning.

##### LAMPING:

MH and HPS Medium base: E17. MH Mogul base: ED28. 70W-150W HPS Mogul base: ED23.5. 250W HPS Mogul base: E18.

##### ELECTRICAL ASSEMBLY:

Twistlock Ballast Assembly with Quick Disconnects for easy maintenance. Ballasts are HPF core and coil. 4kv rated porcelain mini-can base. Nickel-plated screw shell with center contact. 4kv rated mogul base porcelain socket. Nickel-plated screw shell with center contact.

ISO 9001:2008 Registered

Page 1 of 2



Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.  
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HW2

## Appendix C: Pool Requirements

The installation of pools is permitted within Jerome Village with prior approval from the Design Review Board in accordance with the guidelines outlined below.

- Pools and pool decks must be located behind the house and must not encroach into Side or Rear Yard Setbacks.
- Pools shall be surrounded by fencing that is 48-54" in height. Fencing shall be limited to the pool and related deck area and is not permitted around the perimeter of the property. Fencing materials must be black wrought iron or black powder coated aluminum. Fences must be installed prior to the operation of a pool.
- Pool equipment must be screened on all sides.
- Pools must be screened from neighboring views, Open Space, and Prominent Views with landscaping that is a minimum of 6' tall.
- The DRB is not responsible for confirming that pool design, materials, furnishings, fencing, and related equipment meet applicable codes or rules by state or local jurisdiction.





## Appendix E: Stair Examples

Examples of rear stairs that are acceptable. Please note the photos are not representative of rear landscape expectations. The DRB requires stairs on prominent view lots to be appropriately scaled with a finished look that may include the following key elements: risers, finished handrails, and paint.



## Appendix F: Rear Yard Landscape Standards

Outdoor living areas, such as patios, decks, pool decks, barbecues and outdoor kitchens, fire pits, and sitting areas are high-activity and well used areas that extend the home's living and entertainment space. These areas sometimes benefit from additional enclosure, screening for privacy, and framing of views into and out of the property.

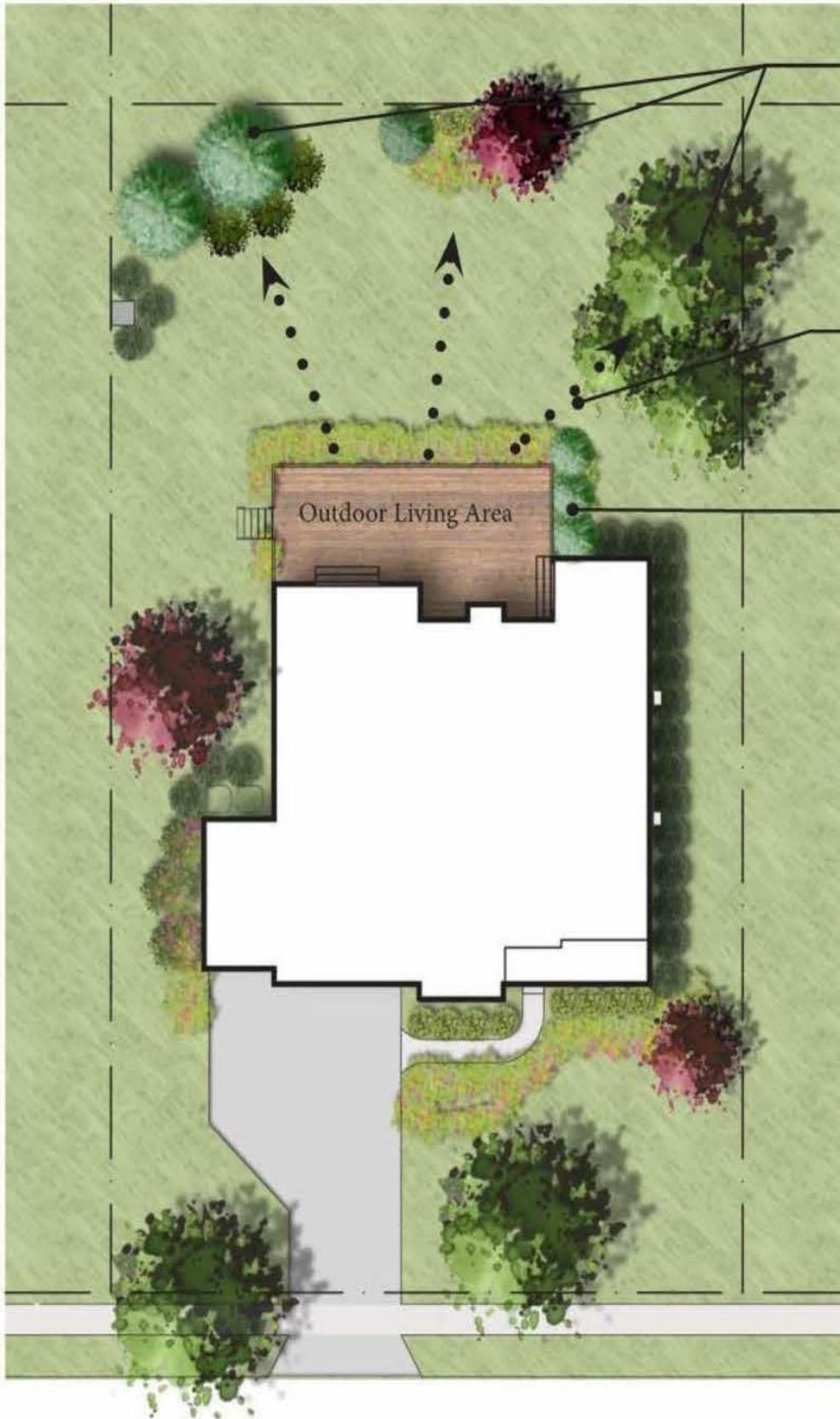
- Screening may be added and should primarily be based on benefiting views from outside the property (views of neighbors).
- Place screen plants immediately adjacent to the area being screened and arrange with respect to the architectural features of the house.
- Minimum 4 ft. tall at installation.
- The use of perennials and ornamental grass will not be permitted for screening material; however, such plants should be incorporated into the landscape screen bed to layer and soften the appearance of the screenplant.

### Unacceptable Rear Yard Screening



### Acceptable Rear Yard Screening





Landscape groupings to frame and break up view in-to and out-of the rear yard living area.

Undesirable views  
UNDESIRABLE VIEWS

Screening of high-activity areas with respect to neighbors views and outdoor living areas.



## Appendix G: Flag and Signage Standards

### 1. Standards For Homeowners

#### a. Flags, Commemorative Displays, and Political Signs

- Flags are permitted to be hung outside on either a free-standing flagpole or a pole that has been permanently affixed to the home. The location of the flagpole must be approved by the Design Review Board.
- Flags must be in good condition and not exceed 3' by 5' in size.
- The following flags are permitted to be hung:
  - The US Flag
  - The State Flag
  - Service Flag (blue star banner, gold star banner, or other flag designated as a service flag) for immediate family members serving in the armed forces.
  - Sports Team Flag (during regular seasons)
- All other proposed flags are subject to Design Review Board review and approved on a case-by-case basis.
- Political signs specific to candidates or legislation are permitted to be placed on the owner's lot 60 days prior and 14 days after the election and cannot exceed 24" by 36" in size.
- Commemorative displays are permitted for 14 days prior to the event and for 14 days thereafter.

#### b. For Sale, For Rent and Open House Signs

- Signs indicating the sale or resale of residences are permitted and shall be limited to 7 square feet in area and 3' in height. Signs must be located on the subject property, and in such a way as to not interfere with the safe movement of vehicular or pedestrian traffic. All signs shall be removed within 14 days after the sale has occurred. Only one such ground or window sign per street frontage is permitted for the sale or resale of a home.
- Signs indicating the rental or lease of a single-family home are NOT permitted to be in the yard or on the exterior of the structure. Interior window signs are permitted for the purpose of advertising a home for rental or lease. The intent is that the marketing of the residences for rent or lease should be done in a manner that relies primarily on visual display. Window signs for this purpose shall be limited to 7 square feet in area and 3' in height. Only one such window sign per residence is permitted.
- Signs promoting an open house for property that is available for sale, rent, or lease are permitted, provided that only three such signs for each open house. Signs shall not be installed more than two hours before the open house and removed no more than two hours following conclusion of the open house. Signs shall not exceed 7 square feet in area or 3' in height and must not be located in such a way that would interfere with the safe movement of vehicular or pedestrian traffic. Such ground signs may not be located within medians.

## 2. Signage Standards For Builders

### a. Initial Sale Signs

- Signage indicating the sale of the homes from the builder to the initial homebuyers is required. Signage should be framed in metal and mounted 6" -12" above grade. Signage shall be made of sturdy material (i.e., wood, metal, hard plastic) and shall not exceed 26" x32". It is encouraged that the sign includes the lot number and address. Under no circumstances shall the lot number or address be spray painted or handwritten on the foundation, cardboard, plastic, or an additional wooden sign. Only one sign is permitted per lot.
- Signage is required to be updated and maintained by the home builder. Damaged signs must be replaced in a timely manner. Please see images below for acceptable lot signage.



### b. Lot Construction Signs

- Construction signs for individual builders and/or lots shall be approved by the DRB prior to installation and shall be professionally constructed and displayed. At no time should a spray-painted piece of plywood serve as a sign or address nor should the address be spray painted on the foundation of a home. At a minimum the sign must show builder's name, lot number, and home address.

### c. Model Home Signs

- See Appendix G for Model Home Signage Standards

## **Appendix H: Model Home Standards**

- A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Jerome Village development. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the Jerome Village development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Jerome Village Development, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
- Model Homes must be approved by the DRB with the same submittal requirements as any other home built in Jerome Village.
- All exterior lighting must be "down lighting", so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Signage for each Model Home shall be permitted and must be approved architecturally by the DRB prior to submitting for the Model Home permit. Signage may contain the logo and name of the builder or developer operating such Model Home and setting forth hours of operation and pertinent contact information. Such signage shall be placed, from the front property line, a distance of at least one-half (50%) of the distance of the required front yard Setback. Such signage shall not exceed 12 square feet of sign area per side and shall contain no more than two back to back sides with appropriate landscape treatments at its base.



## **Appendix I: Photovoltaic/PV Solar Energy System Requirements**

The installation of Photovoltaic (PV)/Solar Energy systems is permitted within Jerome Village with prior approval from the Design Review Board in accordance with the guidelines outlined below.

- All systems must be installed in a rear-facing roof-mounted array and must be located on roof in location not visible from the street. Systems should not adversely reflect sunlight onto neighboring properties. The DRB retains the right to deny a submission that cannot be installed in a location hidden from street or common-area view.
- Photovoltaic (PV)/Solar Energy systems are not permitted to be mounted on the ground.
- All components of the system must be compatible with the design of the dwelling. Examples include, but are not limited to, the color of the components must be substantially similar in color to the dwelling's roof shingles and must mimic the roof shingles as much as is practical. All piping, electrical connections, wires and other lines must be located under the system or alongside the perimeter of the system, placed as inconspicuously as possible from all angles of the lot.
- The highest point of a panel array must be lower than the ridge of the roof where it is attached. All panel arrays must be flush-mounted.
- All other equipment related to the support of the function of these systems must be installed at the rear of the home and be screened from view with appropriately sized landscaping.
- All systems must be installed professionally and in an orderly manner. They must be maintained with no broken panes, visible streaking, or dirt build-up.



## Appendix J: Construction Guidelines

These construction guidelines (the “Construction Guidelines”) are effective as of October 1, 2023. The Jerome Village Master Property Owners Association (“Master Association”) will be entitled, at its sole discretion, to interpret and enforce these Construction Guidelines through the Design Review Board (the “DRB”) and Management Company. Any determination by the Master Association, the DRB or the Management Company that a Responsible Party (as defined below) is in violation of these Construction Guidelines will be final and binding. It is each Responsible Party’s obligation to be familiar and comply with these Construction Guidelines, as well as any other documentation affecting the Jerome Village Community.

### Section 1 – Notice of Standards

- A. All builders (each, a “Builder”) and lot owners (each, a “Lot Owner”), on behalf of themselves and each contractor, subcontractor or other party engaged by or on behalf of such Builder or Lot Owner, are obligated to comply with these Construction Guidelines, which means that both the Builder and Lot Owner are responsible for curing all Infractions with respect to that lot, regardless of which party actually caused or permitted the Infraction to occur. The Builder and Lot Owner may be referred to in these Construction Guidelines, collectively, as the “Responsible Party”.

Additionally, each Responsible Party agrees to be accountable for the acts and omissions of all subcontractors and materialmen performing work or delivering materials to the applicable single-family lot(s).

- B. Each Responsible Party is accountable for any failure to comply with these Construction Guidelines (each such failure, an “Infraction”) identified by the Management Company on its lots and it is the obligation of the applicable Responsible Party to pursue other parties who may have caused the Infraction.
- C. Upon written notification of any Infraction, via email or U.S. Postal Service, the Responsible Party will have five days to correct the applicable Infraction, unless a different time period is expressly provided in the written notification.
- D. If correction does not occur within the designated time period, a fine in the amount of \$250.00 may be assessed for each Infraction except as otherwise provided herein.
- E. Any Responsible Party with reoccurring Infractions of the same nature (as determined by the Management Company in its sole discretion) may be immediately fined for each subsequent Infraction.
- F. In the event any Infraction is not corrected within the applicable time period, the Management Company may (in its sole discretion) cause such Infraction to be corrected, and all costs incurred by the Management Company or any other party in connection with correcting such Infraction will be reimbursed by the Responsible Party.
- G. All fines and costs required to be paid by any Responsible Party under these Construction Guidelines must be paid within 30 days.
- H. Any Responsible Party that permits continuing or reoccurring Infractions may be immediately fined and/or suspended from performing construction within the Jerome Village Community. In addition, The Master Association reserves all of its rights and remedies in connection with any non-compliance with these Construction Guidelines and/or any other documentation affecting the Jerome Village Community.

- I. Permitted construction hours are restricted to 7am – 7pm only. If other governing entities (i.e., Jerome Township or Union County) have differing guidelines, then all Responsible Parties must follow the strictest guideline.
- J. In addition to any fines levied by the Master Association hereunder, each Responsible Party shall also be liable for the payment of any fines or penalties levied by Jerome Township, Union County, the OEPA (as defined below) or any other governmental or quasi-governmental agency as the result of any violations by the Responsible Party of such agency's requirements.

### Section 2 - Lot Maintenance and Tree Protection

- A. Lots are to be maintained by the Responsible Party in an orderly condition, free from scattered building material, trash, and weeds. Lots will be mowed by the Responsible Party regularly and grass should never be more than eight inches high.
- B. Any and all damages caused during the construction process will be the obligation of the Responsible Party, including streets, curbs or other infrastructure items.
- C. No Responsible Party shall remove or relocate any street tree(s) without prior approval from the DRB.
- D. Damage caused by any Responsible Party to any street tree at any time will result in a fine, plus the cost and installation of the damaged tree.

### Section 3 - Irrigation Lines

- A. During installation, irrigation lines must be installed close to the sidewalks and/or driveway to ensure proper space for tree installation in the tree lawn (space between sidewalk and roadway). The Responsible Party must pay any cost to repair an irrigation line that is damaged due to deviation from this installation instruction.

### Section 4 - Erosion Control

- A. Adherence by all Responsible Parties to the erosion control requirements, stipulated by the governing authorities of Union County and the Ohio Environmental Protection Agency ("OEPA") is required. The Responsible Party is required to submit an Individual Notice of Intent to the OEPA. for the Construction Storm Water General Permit. In addition, the Responsible Party will ensure that all of its lots are protected at all times, with erosion controls on all sides. If requested, the Responsible Party must also forward a signed copy of the OEPA permit to the DRB.
- B. Each Responsible Party will ensure that perimeter controls are sufficient to contain erosion and sediment (i.e., silt fences, straw waddles and if needed, inlet protection will be installed and maintained by each Responsible Party). Controls may not be removed prior to installation of sod and must be maintained by the Responsible Party during the building process.
- C. If correction does not occur within the designated time periods contained in Section 1 above, a fine in the amount of \$500.00 may be assessed for each Infraction under this Section 4.

Section 5 – Grading and Site Drainage

- A. All building sites require final grading by the applicable Responsible Party within fourteen days of completing the exterior of the home. Final grade must comply with the Subdivision's Master Grading Plan, the Property Code, the Master HOA Declaration, the Residential HOA Declaration and the Declaration. Stabilization, such as straw or sod, is required to be performed by the applicable Responsible Party within seven days of completion of the final grading.
- B. In the event of improper grading on any lot which results in a draining issue on or surrounding any such lot the Responsible Party must collaborate with the appropriate party to evaluate and implement corrective actions at their sole cost and expense. This may include regrading the impacted lot(s) or the implementation of a supplemental drainage plan.
- C. Property lines shared with adjoining lots may contain shared storm water runoff swales. Responsible Parties are required to verify lot swales are constructed in accordance with the Subdivision's Master Grading Plan.

Section 6 –Landscape

- A. Lots are to be permanently sodded by the applicable Responsible Party immediately after home construction is complete, and no later than July 1st of each respective building year.
- B. Each Responsible Party is required to have DRB approved landscape, hardscape, drive, and sidewalk(s) installed prior to sod being installed on the lot.
- C. Sod shall not be installed over the root ball of street trees.
- D. Material, rocks, debris, etc. removed from the lot in preparation for sod or seed, shall not be placed on the sidewalk or in the street, and shall be removed from the site by the applicable Responsible Party within five days of accumulation. Under no circumstances shall such material be left on adjoining properties.
- E. See Landscape Standards in the Jerome Village Property Code for additional information.

Section 7 – Trash Containment

- A. Each Responsible Party will ensure that all building sites have a trash containment dumpster. A trash "fence" is not an approved trash containment system. A building site's trash dumpster is not permitted in the street nor on adjoining lots, regardless of if the adjoining lot has the same builder/owner. Overflowing dumpsters and scattered trash are strictly not permitted.

Section 8 – Sanitation Facilities

- A. Responsible Party's must provide a sanitation facility for their workers. The sanitation facility must be placed within the lot and maintained by the Responsible Party while in service. If possible, a sanitation facility should not be placed close to the street or facing an occupied home.

### Section 9 – Storage and Material Placement

- A. Building materials, trash containment, sanitation facilities or any other objects will not be placed on adjoining lots. These items are also restricted from placement on the street or common areas.
- B. The Responsible Party is required to obtain written permission from the DRB if temporary use of an adjoining lot is absolutely necessary. Should the request be granted, the Responsible Party is responsible for maintaining the adjoining lot and returning it to its original condition, including grading and seeding.
- C. Each Responsible Party will ensure that building materials and any other items do not protrude from the lot and are not located partially on the street. Under no circumstances should material of any type be delivered or stored in the street.
- D. Any damage to public or community infrastructure will be repaired by the applicable Responsible Party to the DRB's and appropriate Public Agency's satisfaction.

### Section 10 – Parking

- A. Under no circumstances should vehicles be parked on lots. All damage to curbs will be the obligation of the applicable Responsible Party to repair or replace.
- B. Under no circumstances should vehicles block or otherwise obstruct the flow of traffic.
- C. Overnight parking on the lot or on the street during construction is prohibited.
- D. Vehicles parked partially on the street and lot are a violation of these Construction Guidelines.

### Section 11 – Street Maintenance

- A. Each Responsible Party must maintain clean street conditions and will remove construction debris (mud, gravel, trash, concrete, etc.) and clean the roadway daily.
- B. Each Responsible Party must provide and maintain an adequate stabilized construction entrance, parking, and storage area on the site. Under no circumstances should material of any type be delivered or stored in the street.

### Section 12 – Signage

- A. Each Responsible Party is required to have DRB approval for all signage and multiple signs on a single lot is not permitted.
- B. Temporary signage is in violation of the Jerome Township code and may not be placed within neighborhoods, at entrances nor at roundabouts.
- C. Signs shall be properly installed in the ground and maintained in good condition. Broken, damaged or faded signs will be replaced immediately. Missing riders must be replaced by the applicable Responsible Party immediately.

- D. Under no circumstances will signage be leaning against trees or structures.
- E. Each Responsible Party must maintain the building site or empty lot, free from unapproved signs.
- F. Model home signage must be approved by the DRB prior to installation. A model home permit is required and can be applied for by contacting Jerome Township.

### Section 13 – Sewer System

- A. All sewer construction must follow the City of Marysville Wastewater Division Specifications found on <https://www.jeromevillage.com/builder-login/> (password: JVBuilders).
- B. The Responsible Party must contact NRM to coordinate sewer connections. Contact Anthony Lyons at 614-955-8519 or [lyonsa6@nationwide.com](mailto:lyonsa6@nationwide.com).
- C. All sewer manholes must be kept clear of all construction debris and mud and shall remain accessible for service.
- D. All sewer connections must be properly plugged or capped at all times during construction to avoid damage to the system.
- E. All final Airvac vents must be a 6" candy cane or decorative vent and approved by the DRB. See Airvac memorandum for proper procedures.
- F. The Jerome Village Community Authority and NRM have the authority to access any site in order to inspect or service the sewer system.

### CONTACT INFORMATION

For any questions or concerns please contact Jerome Village Property Management.